



433 Council Drive, Fort Wayne, IN 46825  
AU10700009 AC68900001

### Real Estate Auction

Fremont, IN - Steuben Co. - Jamestown Twp.

Saturday, October 27<sup>th</sup> at 1:00 p.m.

Inspection Dates: Sunday, October 14<sup>th</sup> from 12:00-2:00 p.m.

Saturday, October 20<sup>th</sup> from 12:00-2:00 p.m.

## OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

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## REAL ESTATE

# AUCTION

### FREMONT, IN – STEUBEN CO. – JAMESTOWN TWP.



### SATURDAY, OCTOBER 27<sup>TH</sup> @ 1:00 PM

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# AUCTION

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## REAL ESTATE AUCTION

FREMONT, IN - STEUBEN CO. - JAMESTOWN TWP.

### AUCTION INFORMATION

**PROPERTY LOCATION:** From the interchange of I-69 to exit 156 (I-80/I-90 exit). Take to I-69/ US-27 exit on left. Keep right at the fork in the ramp and then turn left onto IN-127. Follow to IN-120 and turn right. Follow IN-120 for approximately 1.3 miles and turn left onto Lane 840 Snow Lake. **End at 320 & 295 Lane 840 Snow Lake, Fremont, IN.**

**RARE OPPORTUNITY!**



### Snow Lake Cottage

### FEATURES

- Real Estate Selling in 2 Tracts
- Over 3/4 of an Acre with Abundant Parking
- Warm Knotty Pine Décor Throughout Cottage
- Beautiful Lake Views

COMPANY  
LICENSE:  
AC68900001

**PROPERTY INFORMATION:**



**AUCTION TERMS & CONDITIONS**

**PROCEDURES:** The property will be offered in 2 individual tracts, combination of tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**DOWNPAYMENT:** 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashiers check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**BUYER'S PREMIUM:** A 4% buyer's premium, to be borne solely by buyer, will be added to the final bid price of the real estate, thus determining the final selling price of the real estate.

**EVIDENCE OF TITLE:** Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Sellers shall provide a Warranty Deed.

**CLOSING:** The balance of the purchase price of the real estate is due at closing, which will take place on or before November 30th, 2007. Closing fee shall be split 50:50 between buyer and seller.

**REAL ESTATE TAXES:** Shall be prorated to the day of closing.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** The seller will not provide buyer with a survey. If the buyer or buyer's lender requires a survey it will be at the sole cost of the buyer.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**AGENCY:** Charleston Auctions, Inc. & Charleston Real Estate and its representatives are exclusive agents of the seller.

**PROPERTY INSPECTION:** Each potential Bidder is responsible to conduct, at their own risk and cost, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Please feel free to inspect the land at any other time. Bidder shall repair any damage to the Property done by Bidder, its representatives and agents, while conducting any Inspections. In addition, Bidder shall indemnify, defend and hold Seller harmless for any claims or damages suffered by Seller relating to actions taken by Bidder, its representatives and agents, while conducting any Inspections.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on AS IS, WHERE IS basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. Each potential Bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the person's credentials, fitness, etc. All decision of the Auctioneer is final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY AND/OR OWNER ARE NOT RESPONSIBLE FOR ACCIDENTS.**

**Auction Location:**  
320 & 295 Ln., 840 Snow Lake, Fremont, IN



**Bid on ant tract, combination of tracts, or the entire property.**

**Tract Descriptions:**

**Tract 1:** 1,150 +/- sq. ft., 2 bedrooms, and 1 bathroom cottage with 50' frontage and large spacious deck overlooking beautiful Snow Lake. Property also contains 528 sq. ft. garage at rear of property.

**Tract 2:** 1,000 +/- sq. ft. dwelling formerly used as guest house. Property contains 5' easement with access to Snow Lake.

**Auctioneers Note:** This is a one of a kind opportunity to purchase an outstanding cottage on Snow Lake. Purchase one tract, two tracts or the combination of tracts, thereby giving you a rare opportunity to own over ¾ of an acre on an almost fully developed lake. Don't hesitate! Your dream cottage has arrived.



**www.charlestonauctions.com**

**Sale Manager(s):**

Adam R. Olson  
Chad R. Olson  
260-373-0850 - Office  
260-413-7290 - Cell

**Owner:** Chalfant



**Thinking of Selling your Real Estate?**

**Consider the auction method!**

Call a Charleston representative today for a confidential meeting.

**www.charlestonauctions.com**