

# PUBLIC AUCTION

**Saturday July 14<sup>th</sup>, 2018 Sale  
Starts at 9:00am**

**Location:** 1404 S 200 W, Monroe IN 46772.

2 miles west of Monroe on 124 to county road 200 west then south 1 ½ miles

**OPEN  
HOUSE  
TUESDAY  
JUNE 26<sup>TH</sup>  
4-6 P.M.**



**MONROE  
TOWNSHIP  
  
ADAMS  
CENTRAL  
SCHOOLS**

Don't miss this opportunity to buy a country home on a beautiful 2 Acre setting! This home features 4 bedrooms, 2 full baths, Nice kitchen, dining room, Living Room and utility room. The walk-up attic has been finished. This home has been spray foam insulated: basement, side walls and attic. The Gas furnace is in the basement. Step outside to enjoy the big yard and mature trees. The pole barn is 40x 64 with partial cement floor.

#### **Appliances/Car/Household/Tools:**

Amana side by side refrigerator; Frigidaire LP kitchen stove; Frigidaire Microwave; Maytag Washer; Whirlpool Dryer; Chest Freezer; Dresser; upholster chairs; Bar stools; Hitzer LP Gas Fireplace; 2002 Chevy Cavalier 134,475 miles; **1000 GALLON LP TANK**; LB White heater; Mango 2 seater go cart; White 21" snow blower; Southland tiller; Fertilizer spreader; Bikes; Baseball equipment; paintball guns; Air Soft Guns; charcoal grill; LP gas tanks; gas cans; old windows; garden tools; set of lockers; Park Benches; Ford short bed ARE truck cap; Rubber coated hog flooring

#### **Terms/Conditions**

**Terms:** 10% non-refundable down payment with balance due at final closing

**Taxes:** seller to pay 2017 Real Estate taxes due 2018. New owner obligation to begin May 2019

**Possession:** at Final Closing on or before August 17<sup>th</sup>, 2018

**Personal Property:** Cash or Check

**A portion of the personal property sales will go to the **Carol Timmons PRAY, HOPE, BELIEVE Foundation**. Pray Hope Believe is helping those in the journey with cancer discover a pathway to HOPE. [prayhopebelieve.com](http://prayhopebelieve.com)**

#### **Viewing & Inspection**

To view the home prior to the auction please contact auctioneers at 260-589-2903. All inspections including lead-based paint must be completed prior to auction. Real Estate sold subject to confirmation of the seller. Property is not being sold subject to financing. Please arrange financing if required prior to the auction.

Lunch by Summers Kitchen

Clerk: RJ Lautzenheiser

## **Tim Timmons Family, Owners**



# **Miz LEHMAN**

**REALTORS-AUCTIONEERS**



265 W Main St. Berne, IN 46711 \*260-589-2903\* [www.mizlehman.com/www.auctionzip.com](http://www.mizlehman.com/www.auctionzip.com)  
AC63001588

**CHRIS YODER #AU01030238 BART LEHMAN #AU8800606  
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