

LIVE ON-SITE PUBLIC REAL ESTATE & PERSONAL PROPERTY AUCTION SATURDAY, DEC. 14, 2024

**PROPERTY ADDRESS:
115 LN 100 B LAKE ARROWHEAD
HUDSON, IN 46747**

DIRECTIONS: US 20 and SR 327, go south 1 mile to 100 S, turn east, go 1/2 mile to Lane 115, turn south to 100 B then to property, watch for signs.

OWNER: PAMELA K. WITHAM

PERSONAL PROPERTY

WD 45 ALLIS CHALMERS NARROW FRONT WITH BUCKET: Simplicity riding lawn mower, 48" deck; snow blower; lawn cart; lawn sweeper; hand tools; power washer; garage full of tools, yard hand tools, shop power tools, new in the package tools. **HOUSEHOLD:** DVDs, CDs, electronics; decorations and collectables; kitchen; bath; furniture (couch, recliners, tables, dressers, shelving; many items, too numerous to mention. We are still finding more as we go.

AGENCY DISCLOSURE & GENERAL OFFICE POLICIES: Jerry Grogg Inc. represents the Sellers only and does not inspect merchandise or real property on bidder's behalf. All items are sold "As-is Where-is" basis. No warranty or representation, either expressed or implied, concerning personal property, or real property, or the condition of such is made by the Seller or Jerry Grogg Inc. The information contained is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or Jerry Grogg Inc. Each potential bidder is responsible for conducting his or her own inspections, investigations, inquiries and due diligence concerning the property.

TERMS: Cash or good check.

**REAL ESTATE AUCTION
BEGINS AT 9:30 AM**

**PERSONAL PROPERTY BEGINS
IMMEDIATELY AFTER REAL ESTATE**

**WITH 2 RINGS HOUSEHOLD/FURNITURE
& POWER TOOLS/TOOLS**

**INSPECTION/OPEN HOUSES 3:00-5:00 PM:
TUESDAYS, NOV. 19 & DEC. 3**



STARTING BID IS \$175,000

REAL ESTATE: Approximately 1,456 ft., ranch style home with 3 bedrooms, 2 baths, full walk-out basement, and attached 2-car garage. All situated on nicely wooded, approximately 1 acre - 3 parcels with channel frontage on Lake Arrowhead (13 acre lake). Property taxes are approximately \$1,000 per year (23-24).

TERMS & CONDITIONS: 1% buyer's premium and 10% non-refundable earnest money down payment day of auction. The balance of purchase price due in full at final closing in approximately 30-45 days. Possession of property at final closing. Taxes shall be prorated as of final closing date.

AGENCY DISCLAIMER: AUCTION COMPANY IS THE EXCLUSIVE AGENT OF SELLERS AND THE PROPERTY IS BEING SOLD SUBJECT TO THE APPROVAL OF OWNERS. Property is not being sold contingent on buyer's financing, so be prepared financially in advance. Prospective buyers shall rely on their own inspection of the property with regard to condition, environmental, zoning permits, and any and all other inspections and approvals as buyers deem necessary. Property shall be sold in "As-Is Condition" and make no warranties of any kind. All sizes and dimensions are approximate and for general information purposes.

Visit Website for detailed terms:
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