

On Site Auction +/- 11 Tillable Acres

**Parrish Avenue
Lowell, IN 46356**

Saturday, November 3, 2012 @ 12:00 noon

Preview: Thursday, October 25, 2012 - 5-7 p.m.

Directions:

Wicker Blvd/US-41 to W. 219th Avenue. Turn East on W. 219th Avenue. Keep right at the fork to continue on W 219th Ave. W 219th Ave becomes Parrish Ave. Home is on the West Side. Follow Auction Signs.

+/- 11 Tillable Acres:

11 ± acres of Prime Quality, tillable farm land. There is over 1,254 feet of road frontage along West side of Parrish Avenue. This parcel is flat, alluvial soil, rich in minerals and nutrients -- highly fertile, a good crop soil.

Real Estate Terms:

\$2,500 non-refundable deposit, closing in 45 days, possession at closing, 10% buyer's premium added to purchase price. Property sold "AS IS, WHERE IS" no financing, inspection or other contingencies to sale. Buyers must conduct their own due diligence and investigation of each property and must also investigate the suitability of each parcel prior to making a bid and purchase at the auction. Buyers must rely solely upon their own investigation and not any information provided by the Seller or Auctioneer. Failure of buyer to be fully informed on the condition of a property will not constitute grounds for any claim adjustment or right to cancel sale.

Auction Terms:

Cash or Check with positive Identification. Not responsible for accidents or sold items. Information announced day of sale precedes printed material.

Property of: Jolene Feddeler

For More Information Call:

Choice Auctions - 219-696-1771 or 219-712-6820

AH21200014

Auctioneer: Brad Hanewich

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