

# **On Site Public Auction**

**+/- 65 Acres Farmland**

**County Rd 900 N & County Rd 81 E  
Lake Village, IN 46349**

**Saturday, November 3, 2012 @ 10:00 a.m.**

**Buyer Preview Tour: 9:30 a.m.**

## **Directions:**

State Road 10 to Meridian Road. Turn South to 900 N. Turn East to County Rd 81 E. Follow auction signs.

## **+/- 65 Acres**

65 ± acres of tillable farm land. There is over 616 feet of road frontage along East side of Meridian Road. This parcel is flat with a none to slightly Northeast slope direction. The soil types are mostly Loamy Fine Sand with Sandy Clay Loams. This tract is currently farmed.

## **Real Estate Terms:**

\$5,000 non-refundable deposit, closing in 45 days, possession at closing, 5% 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: T & J Land Development

## **For More Information Call:**

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

AH21200014

Auctioneer: Brad Hanewich

AU11100065