

On Site Public Auction

5 Lots +/- 4 Acres per Lot Tanglewood Subdivision

**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.

Vacant Lots 7,11,13,14 & 15:

Tanglewood is a unique subdivision located in Lake Village. Each +/- 4 acre parcel is distinctive and comprised of woods, partial woods or tree lined lots featuring breath taking scenic views of the surrounding country. Other features include, gentle winding streams, sloping hills, and tree lined creeks. Each Lot is a blank canvas for your building and creative landscaping dreams. These extraordinary lots consist of corner and frontage lots with building restrictions in place to protect your investments, low Newton County Taxes and Builder of Choice. Pole Barns are allowed. Survey, soil test, and covenants are available.

Real Estate Terms:

\$2,500 non-refundable deposit, closing in 45 days, possession at closing, 7% 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

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