

# REAL ESTATE AND PERSONAL PROPERTY



Sunday, October 27th

REAL ESTATE STARTS CLOSING AT 6:00PM

PERSONAL PROPERTY STARTS CLOSING AT 6:30PM

# Auction

318 E JACKSON ST., MONROE IN



3 or 4 Bedroom, 1 1/2 Bath, 1,512 Sq. Ft.,  
Full Basement, Large Detached 2 Car Garage,  
Beautiful Corner Lot With Mature Trees  
—Adams Central Community Schools—

## **Auction Preview:**

Tuesday, October 15th 5-6PM



Auction Terms & Conditions Real Estate: \$7,500 nonrefundable down payment due at close of auction. Possession of Real Estate at closing. Closing to be within 45 Days from date of auction. Taxes Prorated to date of closing, Estimated annual taxes \$692.32 W/ Exemptions. Previous Completed Survey Provided, Title search, title policy, Closing cost to be split 50/50 between buyer and seller. Not Sold Subject to Inspections, Please have inspections done Prior to day of auction Sold AS/IS WHERE/IS. Seller has 24 hours upon closing of Auction to Accept, Reject or Counter any and all offers. \$1,000.00 online administration fee will be charged to the buyer. Not Responsible for accidents. Auctioneers Note: Any statements made day of sale take precedence over all printed matter.

Auction Terms & Conditions Personal Property: Items Located in Monroe, IN. All descriptions believed accurate but not warranted. \* Bidder inspection is encouraged on Tuesday October 15th 5-6PM \* By placing a bid, bidder signifies that they have examined the items to their satisfaction, or that they have chosen not to personally examine them. \* All Items Sold AS-IS no warranty guaranteed! \* The auction company reserves the right to reject any bid at our sole discretion. \* 13% Buyers Premium on a PER ITEM basis. Payments accepted: Credit cards will automatically be charged at the conclusion of the auction, All statements made the day of auction take precedence over all written matter. All Removal of items are at the buyers risk, NOT RESPONSIBLE FOR ACCIDENTS)  
Auctioneers License: Josh Krueckeberg (AU19800008 AC31500055)

CHESTER & PHYLLIS SMITH - OWNER

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