

PUBLIC REAL ESTATE AUCTION

511 E. 6th Street, Rochester, IN 46975

Auction: Saturday, Sept. 22 at Noon (on site).

Open Houses: Thursday, Sept. 6 & Tuesday, Sept. 11 from 4-6 p.m.

PROPERTY DESCRIPTION



The home is a well kept 1,264 sq. ft. home with 2 bedrooms and 1 bathroom and large back yard. The home has newer roof, siding and windows. There is a 2-car garage with a large attached shop area. The home is located near the city pool complex. The 2018 annual taxes are \$87.08 with homestead, over 65 and supplemental exemptions. **Note:** All property square footages are based on County Assessor's records.

TERMS AND CONDITIONS: A 5% non-refundable earnest money deposit, by personal or business check with proper I.D., is required upon acceptance of highest bid. The bid is subject to seller confirmation. The balance will be due at closing, which is estimated to be in 30 days. Seller will provide title insurance to insure merchantable title to the real estate. Bids cannot be conditional upon financing, so be sure to pre-arrange financing if needed and/or able to pay in cash at closing. Taxes will be pro-rated to day-of-final closing. Possession will be day-of-final closing.

AUCTIONEER'S NOTE: This is an excellent opportunity to purchase property at your price. Inspect the property, arrange financing if needed, come to the auction and bid your price. All of the improvements have been very well maintained and updated. Come take a look. Come to the Open Houses or call Chuck Pocock for a private showing at 574-835-2326.

Statements made at auction take precedence over printed material. Not responsible for accidents.

DIRECTIONS: Located east of Main St. on E. 6th St., near the entrance to the city pool area.



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