

Downtown Elkhart Incorporated Real Estate Auction

Saturday, May 6, 2017 at 10:00 am

**AUCTION LOCATION:
212 W Jefferson • ELKHART, INDIANA**



223 State Street; 3 apartment units; work in progress 1 unit nicely done



320/322 State Street; 2 apartment units; 3 bedrooms each; hardwood floors nice



419 State Street; 2 apartment units



510 Franklin Court; single family home



509 High Street; 8 apartment units; basement; plus surfaced parking area



Front View



Rear View

227 N 2nd Street; 6 apartment units; 2 BR; basement; new dry wall & electrical

ALL BEING SITUATED IN ELKHART, INDIANA

**ALL ABOVE PROPERTIES WILL BE SOLD TO
THE HIGHEST BIDDER REGARDLESS OF PRICE.**

Call Auctioneers for Inspections

ABSOLUTE AUCTION: THE AUCTION PROPERTIES WILL SELL TO THE HIGHEST BIDDER REGARDLESS OF PRICE. THE PROPERTIES WILL BE AUCTIONED INDIVIDUALLY AND IN COMBINATION.

Auction terms will be: 10% or \$1000 per tract minimum non-refundable deposit on auction day with the final closing in 20 days. The seller will provide clear title and a deed. Title Insurance and or Survey will be available at the buyer's expense. Payment of any real estate taxes (past, present and future) will be the responsibility of the buyer. All properties will be sold unconditionally AS-IS WITH ALL FAULTS. A 5% buyer premium will be in effect.

Can't make it to the auction? No problem, Bids can be submitted in writing prior to the auction. Call the Auctioneers for terms and conditions of pre-auction bids.

Announcements made by the Auctioneer during the course of the auction will take precedence over any previously released information printed or otherwise. Complete auction terms, broker co-op terms, tax codes, & legal descriptions available upon request.



212 W Jefferson; 3 apartments nicely finished
NON-AUCTION WRITTEN OFFERS ONLY.

Auction Conducted by:

**BARTEL & COMPANY
AUCTIONEERS**

574-825-2115 • 1-800-860-8118

Brad B. Hooley, Auctioneer Broker AU09200009

Emmon Schmucker, Auctioneer Broker AU08801458

Tim Herrli, Auctioneer AU19500024

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**Seller:
Downtown
Elkhart Inc.**