

# ABSOLUTE AUCTION

— October 31<sup>st</sup> | 1 pm —

## AUCTION LOCATION

308 River Cove Lane North Manchester, IN 46962



# 2,207 sq ft Home

3 Bedroom; 2 Bath; 2 Car Garage  
Kitchen, Living Room with Fireplace,  
Family Room, Dining Room

## OPEN HOUSES

October 3<sup>rd</sup> • 10 a.m. - Noon | October 15<sup>th</sup> • 6 p.m. - 7 p.m.



Jon Rosen  
North Manchester, IN  
260.740.1846  
jonr@halderman.com



Molly Tomlinson  
Roann, IN  
260.571.2203  
mollyt@halderman.com

HLS#  
JRR-12548 (20)

**Offering 1.5% to Co-Broke the Real Estate**

OWNER: Carl J Strike & Esther J Strike Joint Revocable Trust



Halderman-Harmeyer

Real Estate Services

800.424.2324



**HALDERMAN**

REAL ESTATE & FARM MANAGEMENT

| halderman.com







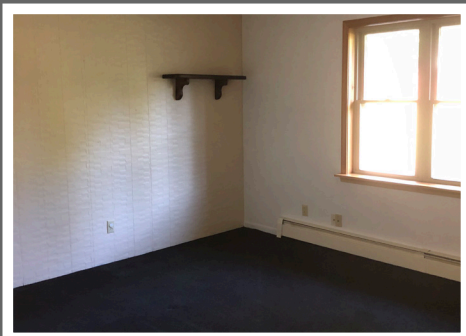
## PROPERTY INFORMATION



PROPERTY LOCATION  
308 River Cove Lane  
North Manchester, IN 46962

SCHOOL DISTRICT  
Manchester Community Schools

ANNUAL TAXES  
\$1,402.92



**PLACE BID**

Online Bidding  
Available

### Terms and Conditions

**METHOD OF SALE:** Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at an ABSOLUTE public auction on October 31, 2020. At 1:00 PM, the residence at 308 River Cove Lane, North Manchester, IN will be sold at the property. Each bid shall constitute an offer to purchase at the final bid, between the Buyer and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Jon Rosen at 260-740-1846 or Molly Tomlinson at 260-571-2203, at least two days prior to the sale.

**ACREAGE/SQUARE FOOTAGE:** The acreages/dimensions listed in this brochure are estimates taken from the county assessor's records, auditor's map, and the last survey performed on the property.

**SURVEY:** The Sellers reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for the tract, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, a survey will be completed, the cost of which will be shared 50/50 by the Sellers and the Buyer(s). The Sellers will choose the type of survey to be completed and warrant that it will be sufficient to provide an owner's title insurance policy for the tract. **DOWN PAYMENT:** \$5,000 will need to be placed down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check. **YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

**APPROVAL OF BIDS:** The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

**DEED:** The Sellers will provide a Trustee's Deed at closing.

**EVIDENCE OF TITLE:** The Sellers will provide an Owner's Title Insurance Policy to the Buyer(s). Each Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.

**CLOSING:** The closing shall be on or before December 9, 2020. The Sellers have the choice to extend this date if necessary.

**POSSESSION:** Possession of home and building will be at closing.

**REAL ESTATE TAXES:** The real estate taxes will be prorated to the day of closing.

**MINERAL RIGHTS:** All mineral rights owned by the Sellers will be conveyed to the Buyer(s).

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Sellers disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Sellers.

**AGENCY:** Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Sellers.

**DISCLAIMER:** All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Sellers or HRES. All sketches and dimensions in this brochure are approximate. **ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Sellers or HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Sellers or HRES be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Sellers and HRES reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of HRES and/or the auctioneer are final. We already have a bid at \$120,000 and will also accept any and all bids prior to the auction as the starting bid auction day. To do so the person must register with Jon Rosen, Molly Tomlinson, or the Halderman Real Estate office before a new starting bid is accepted.



**AUCTION CONDUCTED BY:** RUSSELL D. HARMEYER, IN  
Auct. Lic. #AU10000277, HRES IN Lic. #AC69200019