

REAL ESTATE AUCTION

2 Lots, Mobile Home, & Boat Dock on Lake James
(Live auction with phone bidding available)

August 12, 2023 at 10:00am

Minimum starting bid is \$100,000.00

Located at: 15 Lane 570 Lake James, Fremont, IN 46737 (west side of Upper Basin Lake James)

Real Estate: 2 BR, 2 bath, single wide mobile home with screened in porch, utility shed on rolling corner lot with frontage on 300W and Lane 570 Lake James Estates. Has mature trees, well, & connected to sewer. Lot size is approx .25 acre. Includes dock space #416 at the Lake James Estate Property Owners Assoc, Inc area. Steuben county parcel ID 760329440210000006.

Also the adjacent lot to the north of the above lot with frontage on 300W. Lot size is approx .26 acre. Includes a deposit on future dock space at the Lake James Estate Property Owners Assoc, Inc area future dock space. Steuben county parcel ID 760329440209000006.

Both lots are in Jamestown Township, Fremont Community School district.

Real Estate Terms & Conditions: Buyer to pay \$10,000.00 as earnest money deposit at the conclusion of the real estate auction. The balance of the purchase price to be paid at time of closing. Keep in mind that your bidding is NOT contingent upon financing or inspections, so be certain that you have arranged for financing or inspections, if you need them, and are capable of paying the balance at closing. This property is being sold subject to owner's approval

Closing: Approx. 30 days after auction. **Possession:** Day of closing. **Taxes:** To be prorated to date of closing.

Auctioneer note: Phone bidding available at this auction, call Elvie Frey at 260-463-1396 for details prior to auction date.

Open House Dates: Sat. July 29 & Aug 5 from 2:00-4:00 pm or call Elvie Frey at 260-463-1396 to schedule a private showing.

Auctioneer's note: This property includes boat dock space #416 on the Lake James Estate Property Owners Assoc, Inc and a deposit on another boat dock space on the to be built dock. An opportunity to have dock space on Lake James Upper Basin. Check the ad on Auctionzip for more pictures of this upcoming auction

Doug S & Jennifer L Stukey – Owner

Auction conducted by: **Lewis & Lambright, Inc - #AC30200031**

260-463-2013 website: www.lewisandlambright.com

Elvie J. Frey, Sr. #AU01042445 Cell 260-463-1396 & Al Delagrang #AU01048378 Cell 574-536-6732