

Eastside Dolphin Club - Community Recreational Facility

Auction Date: Saturday, August 4 @ 10:00 AM

Open Inspection: Wednesday, July 25 from 11:00 AM - 2:00 PM

Address	3003 Lindberg Road, Anderson, Indiana 46012
Zoning	R-3 (Single & Two-Family Residential)
Parcel Numbers	48-12-08-102-140.000-003 & 48-12-08-102-141.000-003
Federal Case Number	18-01442-RLM-7A
Lot Size	16.896 acres
Frontage Area	250' on Lindberg Road
Assessed Tax Value	\$345,600 (2018 pay 2019)
Annual Taxes (Estimated)	\$8,206.05 (2018 rates based on 2018 assessment)
Parking Lot	Paved Asphalt / 104 spaces
Recreational Amenities	50M Outdoor Pool w/ 12' Dive Well (9 race lanes)
	Toddler Outdoor Pool
	Wading Pool
	Hot Tub & Sauna Gazebo
	(4) Tennis Courts
	Raquetball Court
	Basketball Court (full-court)
	(2) Shuffleboard Courts
	Badminton Court
	(4) Horseshoe Pits
	Fitness Center
	Playground Equipment

Main Clubhouse & Showers

Building Size	4,760 square feet
Construction Type	Masonry - Concrete Block
Roof Type	Flat Membrane
Year Built	1966
HVAC Type	Ceiling suspended heaters, No air conditioning
Other Pertinent Data	entry foyer, front counter, washer/dryer hookups, storage rooms,

Maintenance & Pool Mechanical Building

Building Size	1,960 square feet
Construction Type	Masonry - Concrete Block
Roof Type	Flat Membrane
Year Built	1966
HVAC Type	Ceiling suspended heaters, No air conditioning
Other Pertinent Data	(4) Overhead Doors - 10' x 10'

Manufactured Home / Caretaker Residence	
Building Size	1,680 square feet
Bedrooms	3, including Master Suite
Bathrooms	2, including Master Suite
Roof Type	Pitched Asphalt Shingle
Year Built	1988
HVAC Type	Central Air/Furnace
Other Pertinent Data	Attached Carport (2-car)
	Home in process of remodel prior to being vacated.
	Storage shed with electric outlets for use as workshop.

General Auction Terms	
Required Down Payment	\$10,000 cashier's check, brought up to 10% within 3 days.
Closing Time	30 days (September 3, 2018)
Tax Administration	Not prorated. Buyer's first tax liability to be November 2018.
Buyer's Premium	10%