

# Mousie's Café & 2 Houses - Connersville, IN

Auction Date & Time: Thursday, November 21 @ 10 AM

Open Inspection: Friday, November 8 from 10 AM - 1 PM

General Property Details - Mousie's Café	
Addresses	917 Western Avenue, Connersville, IN 47331 914 & 926 Sycamore Street, Connersville, IN 47331
Zoning	R-3 (Multi-Family Residential)
Parcel Numbers	21-05-24-309-009.000-003; 21-05-24-309-005.000-003; 21-05-24-309-004.000-003
Lot Size	0.74 +/- acre
Frontage Area	70' on Western Avenue / 140' on Sycamore Street
Building Size	3,430 square feet
Year Built	1952
Parking Lot	Paved asphalt
Assessed Tax Value	\$83,600 (2019)
Annual Taxes	\$2,508.00 (2018 pay 2019)
Other Pertinent Data	Storage shed for additional storage. Walk-in cooler, walk-in freezer, exhaust hoods and bar to stay with property.

Mousie's seating, kitchen & bar equipment, beer signs and décor will be offered separately in an online-only auction which will end on November 21st beginning at Noon.

General Property Details - 2 Houses	
Addresses	906, 910 & 912 Sycamore Street, Connersville, IN 47331
Zoning	R-3 (Multi-Family Residential)
Parcel Numbers	21-05-24-309-002.000-003; 21-05-24-309-014.000-003; 21-05-24-309-003.000-003
Lot Size	0.40 +/- acre
Frontage Area	120' on Sycamore Street
Building Size	906 - Vacant; 910 - 916 SF (2 BD/1 BA); 912 - 1,984 SF (3 BD/1BA)
Year Built	910 - 1920; 912 - 1847
Assessed Tax Value	\$42,100 (2019)
Annual Taxes	\$891.00 (2018 pay 2019)
Other Pertinent Data	Both houses vacant and in poor condition. 912 has a concrete pad at rear of lot, formerly a garage/shop slab.

General Auction Terms	
Required Down Payment	\$5,000 per property group, increased to 10% in 3 days, if necessary.
Closing Deadline	December 20, 2019
Tax Administration	November 2019 installment and past due paid by Seller from Closing. Buyer to pay May 2020 installment and going forward.
Buyer's Premium	10%