



SENIOR RELOCATION • REAL ESTATE • DOWNSIZING

REAL ESTATE PUBLIC AUCTION

WEDNESDAY, JULY 20TH, 2022 @ 6:00 PM

Details at: scheerermcculloch.com

**521 JAMES DRIVE
KOKOMO, IN 46902**

- 3 Bedrooms
- 2 Bathrooms
- Bonus large rec room
- Fireplaces (2)
- Original hardwood floor in select areas
- 1,744 finished SF
- Fenced-in backyard
- Utility shed

**OPEN HOUSES:
MONDAY**

JULY 11TH & JULY 18TH

@ 5-6:30 PM





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4420 Ardmore Avenue

Fort Wayne, Indiana 46809

260-441-8636

JULY 2022

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REAL ESTATE PUBLIC AUCTION

WEDNESDAY, JULY 20TH, 2022 @ 6 PM

521 JAMES DRIVE | KOKOMO, IN 46902

scheerer**mcculloch**.com

3BR • 2BA • EAT-IN KITCHEN
ORIGINAL HARDWOOD FLOORS (in areas) • FIREPLACES
1 CAR GARAGE • LARGE BONUS ROOM

WHEN: Wednesday, July 20th 2022 @ 6:00PM

AUCTION HELD: 521 JAMES DRIVE | KOKOMO, IN 46902

Details at: **scheerer****mcculloch**.com



Terms: Buyer Brokers welcome (contact auctioneer for details). \$6,500 down day of auction, balance on closing. Buyer(s) to pay winning accepted bid price plus a 2.5% buyers premium (2.5% of winning bid) due at closing. Property sold subject to confirmation of the owner. Property sold as-is, where-is. Property sold for cash. (The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval). The information stated in this brochure are the opinions of the sellers, Scheerer McCulloch Auctioneers, Inc. and its agents, however, the decision to bid on the real estate property is entirely up to the individual bidders based on their own individual inspections, research and opinions. All statements, measurements, zoning and tax information are from reliable sources, however, are not guaranteed to be accurate. Statements made day of auction takes precedence over any and all previous oral or written matter. Real estate closing within 40 days of auction. *Real estate taxes: Real estate tax information stated indicates what the current owner is required to pay and is merely a guideline (the new buyer's real estate taxes may or may not be the same as what the current owners is required to pay). Real estate taxes prorated to date of closing.

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Scheerer and McCulloch specializes in Senior Relocations, Downsizing, Real Estate, Waterfront Properties, Personal Property Sales, and Appraisals.
Two locations: Fort Wayne and Indianapolis