

REAL ESTATE PUBLIC AUCTION

SATURDAY, MAY 28TH, 2022 @ 11:00 AM



AUCTIONS • SENIOR RELOCATION • REAL ESTATE

OPEN HOUSES:

SATURDAY, MAY 14TH @ NOON-1:30PM

SATURDAY, MAY 21ST @ NOON-1:30PM

Details at: www.ScheererMcCulloch.com

**27 EMS B3B Lane
Leesburg, IN 46538**

- 3 Bedrooms
- 1.5 Bathrooms
- Ranch
- Zoned R-1
- Well-maintained
- Detached two car garage
- Paved driveway
- Back patio area concrete slab
- New well & roof
- Beautiful property, lake life

KUHN LAKE



FANTASTIC LOCATION ON THE CHANNEL POINT



AUCTIONS • SENIOR RELOCATION • REAL ESTATE

4420 Ardmore Avenue
Fort Wayne, Indiana 46809

260-441-8636

MAY 2022

S	M	T	W	T	F	S
1	2	3	4	5	6	7
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				


 AU10200127
 AU19300036
 AU11000012
 

3 BR | 1.5 BA HOME | +300FT FRONTAGE
2 CAR DETACHED GARAGE • QUIET NEIGHBORHOOD • SUPER NICE/MAINTAINED HOME
NEW ROOF & WELL • BEAUTIFUL DINING ROOM VIEW • DOCKS INCLUDED
IRRIGATION SYSTEM

WHEN: Saturday, May 28th, 2022 @ 11:00 am

AUCTION HELD: 27 EMS B3B LANE LEESBURG, IN 46538

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REAL ESTATE PUBLIC AUCTION

SATURDAY, MAY 28TH, 2022 @ 11:00 AM

27 EMS B3B LANE | LEESBURG, IN 46538

Terms: Buyer Brokers welcome (contact auctioneer for details). \$15,000 cash 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 seller. 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 40 days after the 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.

www.ScheererMcCulloch.com

*****ECRWSEDDM****

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