

# REAL ESTATE AUCTION

Saturday October 22, 2016, 11:00 A.M.

509 N County Rd 550 W, Danville, IN 46122

Valorani Property



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[vaughn-auctions.com](http://vaughn-auctions.com)

## Open House Dates

Wednesday, October 5<sup>th</sup>, 5-7 pm  
Wednesday, October 12<sup>th</sup>, 5-7 pm

This auction is for 2 parcels that will be sold together as one lot.

**Parcel 1:** 1.17+/- acres

Includes the house & detached garage.

House: 1072 sq/ft, 3 bedrooms,  
1 bath, built in 1926 and has a full  
unfinished basement

Detached garage is 528 sq/ft

Taxes - \$1385/year with no exemptions

**Parcel 2:** 1.15+/- acres

Includes pole barn -

built in 1966 that is 1152 sq/ft

Taxes - \$140/year with no exemptions

**Note: 10% Buyer's Premium**

## Terms of Real Estate

Successful purchaser pays 10% of purchase price non-refundable escrow deposit the day of sale with the balance due on or about November 22, 2016, or within 5 days after delivery of a commitment for title insurance. A 10% buyers premium will be added to the purchase price. Real estate taxes prorated to day of closing with possession on day of close. Closing fee will be split between the seller and the buyer. Final bid is subject to the final confirmation of the seller. If a survey is needed, the fee will be split between seller and buyer. Owner's Policy of Title Insurance & Deed preparation will be furnished by the seller. Property will be sold as CASH—NOT contingent upon financing. Property will be sold As-Is.

DISCLAIMER AND ABSENCE OF WARRANTIES: Vaughn Auctions LLC has taken all reasonable care to ensure the accuracy of the information on all material related to the property identified. Vaughn Auctions LLC and the seller shall not be held responsible for any errors, omissions or misunderstanding. All potential bidders are responsible to conduct inspections, verify information and any previously printed material or information displayed on due diligence concerning the property. The property is being sold "AS IS" with the understanding between all parties that there are no warranties from the seller or Vaughn Auctions LLC. The auction is subject to the "Terms and Conditions" that are identified in the purchase agreement. Vaughn Auctions LLC reserves the right to make announcements prior to the start of the auction that will take precedence over the internet. The staff at Vaughn Auctions LLC has an ethical responsibility to communicate all information and to disclose any known facts that may affect the value or desirability of the property that is being auctioned.



Steve Vaughn, AU01031412

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