

PUBLIC AUCTION

Located– 613 E. Swayzee St. Marion, IN 46952

SATURDAY, JULY 10, 2010

REAL ESTATE TO SELL AT 9:30 A.M.



1 ½ story 3 bedroom home with approximately 1340 square feet of living area has living room, modern kitchen with dining area, 1 bedroom, family room,



utility area and bath down and 2 bedrooms plus landing room up. This home is on a crawl space and is heated by gas wall heaters plus bricked area for auxiliary heat source. The home has aluminum siding, double hung windows with aluminum storm and screens and covered front porch. The electrical service has been updated to 200 amp. In addition, there is a 24' x 24' detached garage with 2 overhead doors with openers and electric breaker panel. These improvements are situated on Lot 16 of the Bailey and Rariden Addition of Marion with dimensions of 50' x 133'; chain link fencing in front and rear yards. This property is served by natural gas, city sewer and city water.

NOTE: This home will sell in a very modest price range that any homebuyer or investor can afford.

TERMS - \$1,000.00 down day of sale with the balance due upon final closing which shall be on or before August 10, 2010. Seller to provide policy of title insurance. Any required survey shall be at the expense of buyer.

TAXES - The taxes shall be prorated to day of closing.

POSSESSION - The buyer shall have full possession upon final closing.

INSPECTION – Open house-Tuesday June 29, 4-6 P.M. or call SHAW REAL ESTATE & AUCTION, INC. 260-824-2116 for information and a private showing.

THE PROPERTY IS BEING SOLD AS-IS WITH NO EXPRESS OR IMPLIED WARRANTIES. THE SALE OF THIS REAL ESTATE IS NOT BEING MADE SUBJECT TO FINANCING OR INSPECTIONS. MAKE ANY NECESSARY FINANCING OR INSPECTION ARRANGEMENTS PRIOR TO SALE DATE. AUCTIONEERS ARE AGENTS OF THE SELLER. PROPERTY BEING SOLD SUBJECT TO OWNER'S APPROVAL.

For further information and private showing, contact SHAW REAL ESTATE & AUCTION, INC, (260) 824-2116 or visit our website at www.shawrealestateauction.com.

Statements made day of sale take precedence over all printed matter.

AMERICAN GENERAL FINANCE-Owner

REAL ESTATE & AUCTION, INC.

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