

REAL ESTATE FOR SALE
HOME WITH 2-CAR PLUS DETACHED GARAGE ON 6.41 ACRES
LEWIS, INDIANA

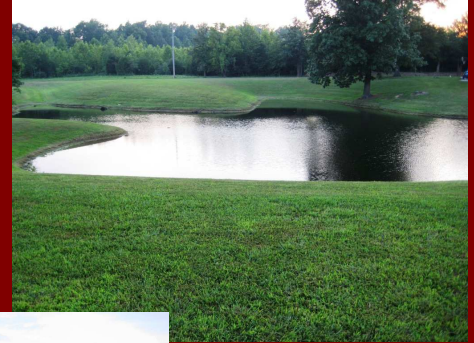
jswalls.com

Gary Pennington will offer the following real estate for sale at 10592 N. County Road 850 E., Lewis, Indiana, in Sullivan County. From the intersection of US 41 & SR 246 turn east on SR 246, go to Lewis turn right, go straight south 1 mile, turn left on 1100 N. to 850 E. turn right to property.

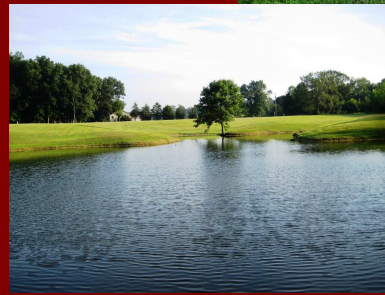
WATCH FOR JOHNNY'S SIGNS!!!



\$209,900.00
BUY
TODAY!!!



**BEAUTIFUL
STOCKED
LAKE!!!**



**6.41
ACRES-
Sullivan
County**

REAL ESTATE: This 1.5 story stone and vinyl sided, 4 bedroom, 1 bath home sits on 6.41 acres with a 2 car plus detached garage and stocked lake. The home includes a hood, range, refrigerator, electric water heater, water softener, electric heat pump, central air, water well and septic. The home and grounds are very well groomed and maintained. There is a circle white rock driveway. The home and garage have underground electric.

PARCEL NUMBERS: 77-01-12-000-018.000-013 & 77-01-12-000-016.001-013

LEGAL DESCRIPTIONS: PT SW NE 12-9-8 5.00 ACRES & PT SW NE 12-9-5 1.41 ACRES

REAL ESTATE TAXES on the home are approximately \$558.67 per year with homestead credit and mortgage exemption. The taxes will be pro-rated at closing.

TERMS OF REAL ESTATE: The Real Estate will be sold "AS-IS" with no warranty, expressed or implied, but will be free and clear of any liens or encumbrances. An ALTA 2006 Title Insurance Commitment in the amount of the contract price will be supplied to the Buyer by the Seller and Seller shall pay for title search, premium for owner's policy and cost to correct any title defects. If obtaining a loan, the Buyer shall pay the mortgage policy and recording of necessary documents.

SURVEY: Already surveyed. **POSSESSION:** At closing and not before.

FOR PRIVATE SHOWING CALL: 812-495-6119 or 1-877-696-5099

AGENCY: Johnny Swalls Auction, Inc. and its Representatives are Exclusive Agents of the Seller.

E-MAIL: auctions@jswalls.com

AUCTIONEER/BROKER: Col. Johnny Swalls, CAI, AARE, GPPA, CAGA, CREA IN#AU01026257, PB#20803178

