

ONLINE REAL ESTATE AUCTION

MONDAY, APRIL 27, 6PM

FOURTEEN PARCELS, ONE BID! WASHINGTON TWP, INDPLS



Method of Sale: bidding will be conducted ONLINE ONLY, bidding will begin to conclude at 6pm, MONDAY, APRIL 27, 6PM. Bidding link at www.bidwickliff.com.

List of included addresses is shown as attached to this document

Deposit: \$10,000 deposit due from successful bidder, in certified funds or money order. Checks payable to "Wickliff Auctioneers, LLC". Failure to enact closing and balance of funds to seller within 30 days of auction results in forfeiture of deposit.

Closing, Title and Deed, Taxes: Buyer may finance the purchase, but property is not sold subject to buyer(s) ability to obtain suitable financing or to meet lender's underwriting requirements, nor is sale subject to results of any professional inspection(s) relative to structure or grounds. Property sells "as-is" with full disclosure, with no warranties or guarantees expressed or implied by seller or seller's agent regarding suitability for any use or purpose. Title search and commitment will be ordered prior to auction date and made available to all prospective bidders/buyers. Buyer will receive an Owner's Title Insurance policy in the amount of the sale price. Property taxes will be prorated at closing. Tax amounts show on MLS and Realtor websites are NOT correct for the entirety of the parcels.

Possession: Possession at closing

Disclosure and Inspection: Properties are shown to be located in FEMA Flood Zone AE and subject to building requirements. No environmental studies have been conducted and findings of any such studies completed by purchaser will have no bearing on terms of the sale, and purchaser agrees to hold harmless auctioneers, sellers and sellers agents for findings of such studies. Purchaser makes buying decision based upon his/her own inspections and not upon representations made by others. Auctioneer is a sole agent of the seller. Potential bidders are welcome to hire home inspection services prior to auction, to be coordinated with auctioneer.

Buyers Premium: A 10% Buyers Premium will be added to the final bid price to determine actual sale/contract price. Addition of Buyer's Premium does not constitute an agency relationship between buyer and auctioneer/broker.

Broker Cooperation: Wickliff Auctioneers, LLC, offers compensation to any broker who represents the winning bidder at auction, and has properly registered bidder on forms provided by Wickliff, at least 48 hours prior to the auction closing date. Please contact our office for bidder registration information. Only brokers acting as agents for bonafide bidders are eligible for cooperation. **Broker as principal is not eligible for cooperation.**

AUCTIONEER/BROKER- DARIN LAWSON, CAI, WICKLIFF AUCTIONEERS
1054 SUMMIT DRIVE, CARMEL, IN 46032

Ph- 317-844-7253 email: info@bidwickliff.com www.bidwickliff.com





WICKLIFF & ASSOCIATES
Auctioneers, Inc.
Real Estate Auction Marketing

Parcel Number: 8002706
State Parcel Number: 49-02-19-107-270.000-800
Full Address: 2320 IDLEWOOD DR
Owner: ATVMS TRUST LLC, , ,

Parcel Number: 8002893
State Parcel Number: 49-02-19-107-265.000-800
Full Address: 2310 IDLEWOOD DR
Owner: ATVMS TRUST LLC, , ,

Parcel Number: 8003424
State Parcel Number: 49-02-19-107-117.000-800
Full Address: 2301 E 79TH ST
Owner: ATVMS TRUST LLC, , ,

Parcel Number: 8009103
State Parcel Number: 49-02-19-107-171.000-800
Full Address: 7902 N KEYSTONE AVE
Owner: ATVMS TRUST LLC, , ,

Parcel Number: 8064158
State Parcel Number: 49-02-19-107-367.000-800
Full Address: 7842 N KEYSTONE AVE
Owner: ATVMS TRUST LLC, , ,

Parcel Number: 8064159
State Parcel Number: 49-02-19-107-367.001-800
Full Address: 7850 N KEYSTONE AVE
Owner: ATVMS TRUST LLC, , ,

Parcel Number: 8064162
State Parcel Number: 49-02-19-107-367.004-800
Full Address: 7924 N KEYSTONE AVE
Owner: ATVMS TRUST LLC, , ,

Parcel Number: 8009137
State Parcel Number: 49-02-19-107-120.000-800
Full Address: 2315 IDLEWOOD DR
Owner: ATVMS TRUST LLC, , ,

Parcel Number: 8005130
State Parcel Number: 49-02-19-107-115.000-800
Full Address: 2301 IDLEWOOD DR
Owner: ATVMS TRUST LLC, , ,

Parcel Number: 8064163
State Parcel Number: 49-02-19-107-367.005-800
Full Address: 7930 N KEYSTONE AVE
Owner: ATVMS TRUST LLC, , ,

Parcel Number: 8064160
State Parcel Number: 49-02-19-107-367.002-800
Full Address: 7908 N KEYSTONE AVE
Owner: ATVMS TRUST LLC, , ,

Parcel Number: 8002894
State Parcel Number: 49-02-19-107-355.000-800
Full Address: 2308 IDLEWOOD DR
Owner: ATVMS TRUST LLC, , ,

Parcel Number: 8002892
State Parcel Number: 49-02-19-107-266.000-800
Full Address: 2312 IDLEWOOD DR
Owner: ATVMS TRUST LLC, , ,

Parcel Number: 8064161
State Parcel Number: 49-02-19-107-367.003-800
Full Address: 7916 N KEYSTONE AVE
Owner: ATVMS TRUST LLC, , ,