

LIVE ONSITE Auction

ABSOLUTE / NO RESERVE

5 Shamrock Court
Huntington, Indiana



For info visit: www.5ShamrockCourt.com

Tuesday | Nov. 1st | 4:30 pm^{*EST}



Join SeniorCare Property Solutions on **Tuesday, Nov. 1st** at **4:30 pm** (*EST) for an Absolute/No Reserve Home Auction at 5 Shamrock Court, in Huntington, Indiana.

This Great Home Auction Features:

- 3 Bedroom/1 Bath Home w/Vinyl Siding
- 2-Car Detached Garage / Concrete Driveway
- Covered Front Porch / Subdivision Cul De Sac
- Partial White Vinyl Privacy Fence
- Central Air / Gas Heat

For more info call **Murray McCandless (270-872-7507)**, or visit online at www.5ShamrockCourt.com for more details.



Option 1: Take Hwy 224 from Huntington, and right on Etna Ave., then turn left onto London St, and right on Engle St, then left on to Shamrock Court. Home on the right. **Auction Signs Posted.**

Option 2: Take Hwy 224 from Huntington, and right on Etna Ave., then turn left on Waterworks Rd, then left on Engle St, then right on Shamrock Court. Home on the right. **Auction Signs Posted.**



TERMS & CONDITIONS: 10% DOWN DAY OF AUCTION with balance due on or before Dec. 15th, 2016. All 2016 Real Estate Taxes shall be prorated between the Buyer and Seller through the date of closing. **10% BUYER'S PREMIUM** will be added to the final bid in order to determine the overall contract sales price on real estate. Possession of Real Estate at closing. Bidders shall satisfy themselves as to condition, quality and description of property before bidding. All information and descriptions are believed to be correct, however, no warranties are given for accuracy. Property sold "as-is-where-is" without warranties expressed or implied. Announcements made the day of Auction shall take precedence over any advertisements. *NOTE: This home was built prior to 1978. It may contain lead based paint. The winning Bidder will be required to sign a waiver of lead based paint inspection at the signing of the purchase contract and property seller's disclosure.*

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Murray McCandless
Auctioneer | SeniorCare Property Solutions
270-872-7507



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