

BEACHCOMBERS

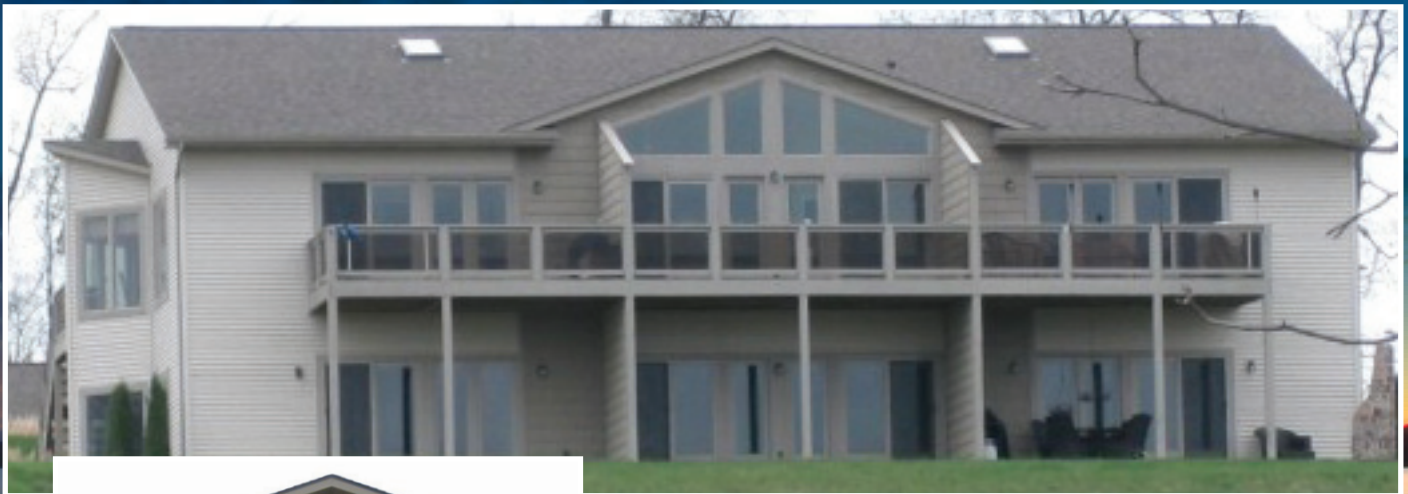
Waterfront Property Specialists L.L.C.

LAKE PROPERTY AUCTION

SATURDAY, JUNE 5, 2010 at 10 a.m.

BANK-OWNED – SOLD ABSOLUTE – SELLS REGARDLESS OF PRICE

420 Lane 101FA Jimmerson Lake • Angola, IN 46703



This 1500 Sq. Ft. 2-story condominium features 2 bedrooms and 2 baths. A large kitchen features, plenty of cabinet and countertop space with sleek stainless and black appliances. The open concept allows beautiful lake views from the wall of windows. The living room features cathedral ceiling with ceiling fan and sliding glass doors that open onto the 270 sq.ft. deck. The large master suite features a walk-in closet, his/her sinks and whirlpool tub. Other amenities include six-panel doors, gas-log fireplace and ceramic tile. This condo includes an attached 1-car garage and 2 boat slips.

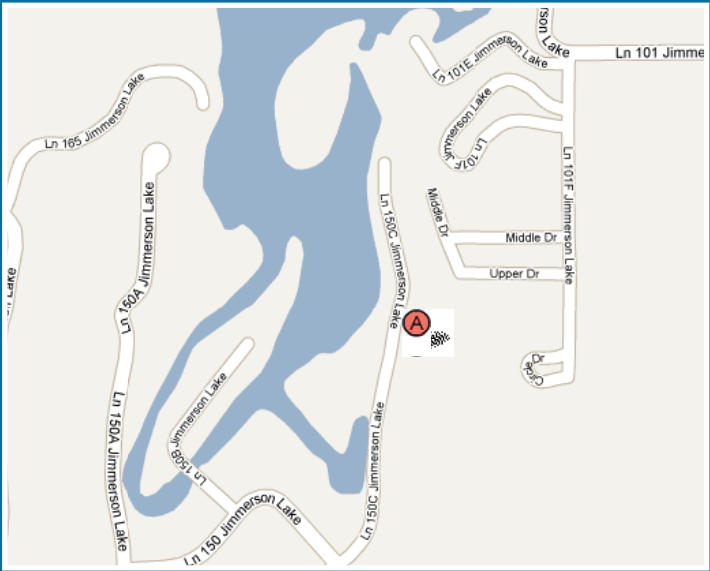


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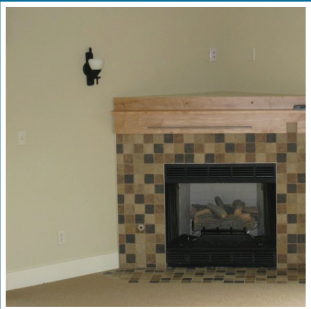
SATURDAY, JUNE 5, 2010 at 10 a.m.

**420 Lane 101FA Jimmerson Lake
 Angola, IN 46703**

This 1393 Sq. Ft. condominium features 2 bedrooms and 2 baths. A large kitchen features, plenty of cabinet and countertop space with black appliances. The open concept allows beautiful lake views from the sliding glass doors that open onto the patio. The large master suite features a walk-in closet and his/her sinks. Other amenities include gas-log fireplace and ceramic tile. This condo includes an attached 1-car garage and 2 boat slips.

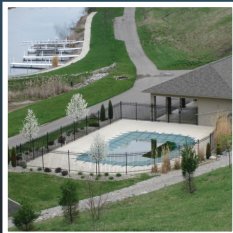


DIRECTIONS: I-69 to exit 150, turn west on N 200 W. N 200 W becomes N. Bay View Road, at 4-way stop, continue straight, on Lane 101 follow to Lane 101F and turn left and follow to Lane 101FA and turn right into Jimmerson Bay, follow auction signs.



Amenities

Jimmerson Bay is a gated community and includes the following amenities:
 • Pavilion • Pool • Playground • Walking path • Golf cart path



Professional Waterfront Sales and Marketing Specialists

260.749.LAKE (5253)

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LC10400069



AU08900060

TERMS ON REAL ESTATE: Buyer to pay winning accepted bid price plus 2% buyers premium (2% of winning bid price) due at closing. \$10,000 down, on each condo unit, balance at closing. Property sold as-is, where-is. Property sold for cash. (The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval). The information stated is the opinion of BeachCombers LLC and its agents; however, the decision to bid on the real estate property is entirely up to the individual bidders based on their own individual inspections and opinions. All measurements and tax information are from reliable sources, however, are not guaranteed to be accurate. Statements made day of auction takes precedence over any and all previous oral or written matter. Real estate closing to be within 45 days of the auction date or sooner.

***Real estate taxes:** Real estate tax information stated indicated what the current owner is required to pay and is merely a guideline (the new buyer's real estate taxes may or may not be the same as what the current owner is required to pay). RE Taxes prorated to date of closing. Survey will be split 50/50 (equally) between buyer and seller.