



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

Lane 101FA Jimmerson Lake • Angola, IN 46703



Lot 10 – Lake side 48.72' x 149.41'
Street side 52.6' x 147.99'

Lot 18 – Lake side 49.56' x 142.29'
Street side 49.56' x 142.15'

Lot 22 – Lake side 58.67' x 149.36'
Street side 58.67' x 154.89'

Jimmerson Bay is a gated community and includes the following amenities:

- Pavilion
- Pool
- Playground
- Walking path
- Fitness Trail
- Boat slip
- Golf cart path

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.

TERMS ON REAL ESTATE: Buyer to pay winning accepted bid price plus 2% buyers premium (2% of winning bid price) due at closing. \$5,000 down, on each lot, 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.

Professional Waterfront Sales and Marketing Specialists

260.749.LAKE (5253)

www.BeachCombersLLC.com

P.O. Box 158 • New Haven, IN 46774



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Three garages located in Jimmerson Bay's gated community. Great for storing your toys. Concrete floor, concrete approach, overhead door with opener and external keypad entry. All units are wired for 110 but can be converted to 220.

Garage #5 - 15' x 30' with an 8' overhead door

Garage # C-3 - 12' x 30' with an 10' overhead door

Garage # C-2 - 12' x 24' with an 8' overhead door

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