

South Bend

# ABSOLUTE

3.24 Acres

— REAL ESTATE AUCTION —  
COMMERCIAL / RESIDENTIAL



Tuesday

Aug. 24, 2010  
3:00 pm (EST)

## HIGH TRAFFIC LOCATION! Quick Access to U.S. 20

*By-Pass — Low Taxes — City Water — Septic*  
*Approx. 3.242 Acres w/884.5' Rd. Frontage on SR 23 & 835' Rd. Frontage on Ireland Rd.*

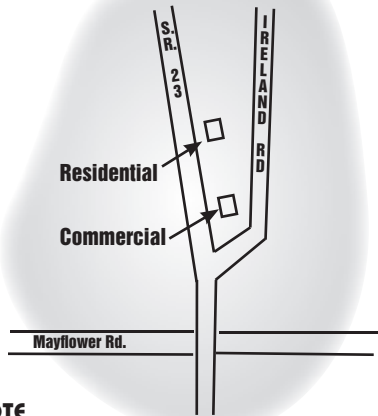
### RESTAURANT INFORMATION:

1120 sq. ft., 2½ baths, dining area, lots of parking, leased month to month. Equipment owned by current tenant.

### HOUSE INFORMATION:

1568 sq. ft., 5 bdr., 1 bath, rough, currently rented month to month

Copy of survey on file.



### AUCTIONEERS NOTE

This property has huge potential. Property sold at Absolute Auction — No Reserves!  
Attend this sale and bid your price.  
(New Owner may be able to renegotiate with current tenants)

### TERMS

**Real Estate:** \$10,000 down day of sale (cash or certified funds – non-refundable) with balance due at closing (45 days or less). Taxes prorated at closing. Possession upon closing (subject to current tenants rights). Property sold “as is” with no reserves.

## Harry Chabera Estate • Harriet Nixon, P.R.

Sale conducted by:

### Kaser's Auction Service

Col. Carl Kaser

#AU01016783

North Liberty, Indiana

(574) 656-4532

Col. Jason Kaser

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www.Kasersauction.com ★ www.auctionzip.com #12642



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