

# ABSOLUTE REAL ESTATE AUCTION

Tuesday, August 29, 2023 @ 12:00 PM

200 W Middleton Street  
Orleans, IN 47452

**HARRIS**  
Real Estate & Auction

**PUBLIC PREVIEW DATE:**

Tuesday, August 29th  
from 10 am to 12 pm



## 3 BR 1.5 BATH HOME IN ORLEANS, INDIANA

Spotless 3BR /1.5BA + 2 additional rooms in the basement that could be used as bedrooms. Convenient location to town and situated on a very usable and flat property on 0.34 acres. New HVAC with 10 yr. warranty, new floors in the basement, newer water heater. 1 car attached garage. Updated with newer paint and very well taken care of by the current owner. Great opportunity to own this wonderful home in Orleans. Perfect for an owner occupant or investor.

**REAL ESTATE TERMS:** A 10% Buyer's Premium Will Be Added To The Final Bid Price & Included In Contract Price. 15% Down Day Of Auction, Balance Due In 30 Days. The down payment may be in the form of cashier's check, personal check, or corporate check. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property.

## REAL ESTATE SELLS ABSOLUTE ON TUESDAY, AUG. 29TH AT 12:00 PM!

IN PARTNERSHIP WITH



**JASON HUCK**  
REAL ESTATE AGENT  
@ KELLER WILLIAMS  
NASHVILLE-FRANKLIN  
765-720-8541



**MICHAEL HARRIS**  
PRINCIPAL BROKER  
PRINCIPAL AUCTIONEER

INDIANA# AU11100106  
270.970.0200



**NICK SHUFORD**  
TN BROKER / PARTNER  
AUCTIONEER

TN Broker for the Shuford Group  
TL# 7240 | LIC #: 315937  
615.579.3354

HOMES

ESTATES

FARMLAND

WATERFRONT

Your Professional Auctioneers

SERVING NASHVILLE AND ALL OF MIDDLE TENNESSEE

**[harrisauctions.com](http://harrisauctions.com) • 270.247.3253 • 615.674.0535**

