

# AUCTION



## **4315 Greenleaf Rd., Sellersburg, IN 47172**

**Bidding Period: Bid Now through October 11, 2017**  
bidding shutdown begins at 7PM on 10/11/2017

*This property has not been available to the public in over 50 years, now may be your last chance.*

Internet Auction - Bid Online - Online Bidding Only – No Live On-Site Bidding

This property offers 2 large bedrooms, 1 bath, a living room, dining room, an eat-in kitchen, laundry area, a large 2 car detached garage with storage & shop. All this is sitting on a 1+ acre lot; the property is close to I-65, the Silver Creek Schools, and only minutes away from shopping and downtown Louisville.

*Property preview: Thursday, October 5, 5 – 7 PM & Sunday, October 8, 2 – 4 PM or by appointment only.*

***This is an internet bidding only auction and the specific terms and condition of sale will be posted at [www.mcginnisauctions.com](http://www.mcginnisauctions.com). General Real Estate Auction Terms:*** The property will be sold at absolute auction. A 10% buyer's premium will be added to determine the final contract purchase price. There will be a \$5,000 non-refundable down payment made payable to the auction company within 24 hours of the conclusion of the internet auction. A cashier's check from a local financial institution, with a bank letter of guaranteed credit addressed to the auction company, must be presented to the auction company at 911 E. Court Avenue, Jeffersonville, Indiana 47130 within 24 hours of the closing of the auction. Balance of the final purchase price must be presented at closing within 45 days from the day of contract acceptance. More specific terms and the on-line bidding terms may be posted on the website for the online bidding service through [www.mcginnisauctions.com](http://www.mcginnisauctions.com). All terms and conditions posted online shall take precedence over all previous announcements. The property will be sold as-is with no warranty, refunds or exchanges. The property will be sold its current as-is condition and will be sold to the highest bidder. It shall be the bidder's responsibility to determine suitability of the property prior to the close of the bidding process. The property will be sold with no contingencies. Lead Based Paint inspection period to begin Oct. 2, 2017. Real estate will be available for inspections or preview beginning October 1 and by appointment only; any changes to the preview period/open house period will be posted online at the auction company website. All real estate related inspections are welcome at buyers expense prior to the close of the auction, but property is being sold as-is. Watch our website for details or updates, [www.mcginnisauctions.com](http://www.mcginnisauctions.com). A cooperating broker's fee of 1% will be offered to licensees representing the successful buyer on this property with prior registration. This property is being offered subject to prior sale, all outside offers will be presented to the sellers through Real Estate Unlimited and if accepted by the seller all online bidding will be terminated and this auction will be cancelled. The Auctioneer and Real Estate Broker are acting as agents only for the seller, and any member of the auction or real estate companies reserve the right to bid. For additional information concerning auction matters or to schedule inspection appointments please call: John McGinnis, CAI, CES, CAGA, at 812-282-7253. All other real estate brokerage questions shall be directed to Fran Evola, Broker, with Real Estate Unlimited at 812-288-6080. Selling on behalf of Humphrey & McRae, owners. John McGinnis, Indiana Auctioneer's License AU19600081. McGinnis Auction & Appraisal Service, Jeffersonville, Indiana AC30900136 Last updated 9/26/2017.

**John (812) 282-7253 (502) 417-5681, Fran (812) 288-6080 (502) 445-3040**

Please visit our website for additional photos and terms on this property.

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