

Baker Property Auction

SR 15 and US 20
Bristol, IN 46507

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PROPERTY HIGHLIGHTS

- SR 15 & US 20
- Land
- 3 Homes
- Sewage Treatment Plant
- Zoned B-3 PUD & A-1
- Tracts sold together or separate
- 7% Buyers premium

Seller: Dean A Baker, individually and as trustee of the Revocable Living Trust of Dean A Baker, debtor in jointed administered cases pending as Case no. 09-31916 in The United States Bankruptcy Court Northern District of Indiana South Bend Division

Auction conducted by :

FM Stone/Bartel and
Company Auctions

Brad Hooley, Auctioneer
574-825-2115/800-860-8118
www.bartelandcompany.com

Ross Miller, Broker
574-296-1301
www.fmstone.com

SR 15 and US 20 Court Ordered Real Estate Auction

Land, 3 Homes, Sewage Treatment Plant

18609 * 18647 * 18687 US 20 Bristol, Indiana

Located at the North West Corner of US 20
and SR 15

Auction will be conducted on site.

Friday April 2, 2010 at 3:00 PM

Tract 1: 18609 * 18647 US 20; Sewage Treatment Plant, 2 homes & 20 +/- ACRES

APX 850 feet road frontage along SR 15; APX 150 feet road frontage along US 20, plus egress access via Speedway; two single family dwellings currently used as rentals; Privately owned and operated 10,000 gallon per day sewage treatment plant. Currently operating at about 10% of full capacity. Possible expansion to 20,000 gallons per day. Potential gross income at full capacity \$8000 (10k/gal/day)-\$16,000 (20k/gal/day) per month. Plus rental houses at \$6-700 per month each. B-3 PUD ZONING. Good traffic location at major cross roads. Fully developable vacant land.



Tract 2: 18687 US 20

Single family dwelling situated on 1.23 acres with 170 feet of US 20 road frontage. Home has 3 bedrooms and full basement. ZONED A-1

ACROSS THE REGION. AROUND THE GLOBE

The info above has been obtained from sources believed to be reliable. But no warranty, or representation is made to the accuracy thereof and the same is submitted subject to error, omissions, changes or price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker therein.

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Steel Building

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