



**Abernathy Auction & Real Estate**  
 640 W. Contreras Pike  
 Liberty, IN 47353

**101 Brownsville Ave.**

**Tract 2**

**Main St.**



**WHITEWATER VALLEY R.E.M.C.**

# REAL ESTATE AUCTION

**Saturday, March 29, 2025**

(Registration begins at 9 am) **Auction ~ 10 AM**

**Auction site: Abernathy Auction Facility**

**640 W. Contreras Pike, Liberty IN 47353**

**Properties located at: 101 Brownsville Ave. & 105 Brownsville Ave., Liberty in Union County, IN**



**4 TRACTS!**

CALL FOR MORE INFORMATION

**765-458-5826**

**AUCTIONZIP.COM #3497**

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## Abernathy Auction and Real Estate Co.

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**ABERNATHYAUCTION.COM**



**This property has so much potential! Building layouts provide many options for a variety of business directions while the additional lots are extra bonuses!**

**SELLING IN 4 TRACTS,  
 COMBINATIONS  
 OR AS A WHOLE**

**Owner: Whitewater Valley R.E.M.C.**

TRACT



1

This property consists of .45 +/- acres with a 5224 sq. ft. office bldg. Offstreet parking available on both the North and South sides. Includes road frontage on both Brownsville Ave. and Main St. (US 27 North)/Center Twp./Union County, IN.

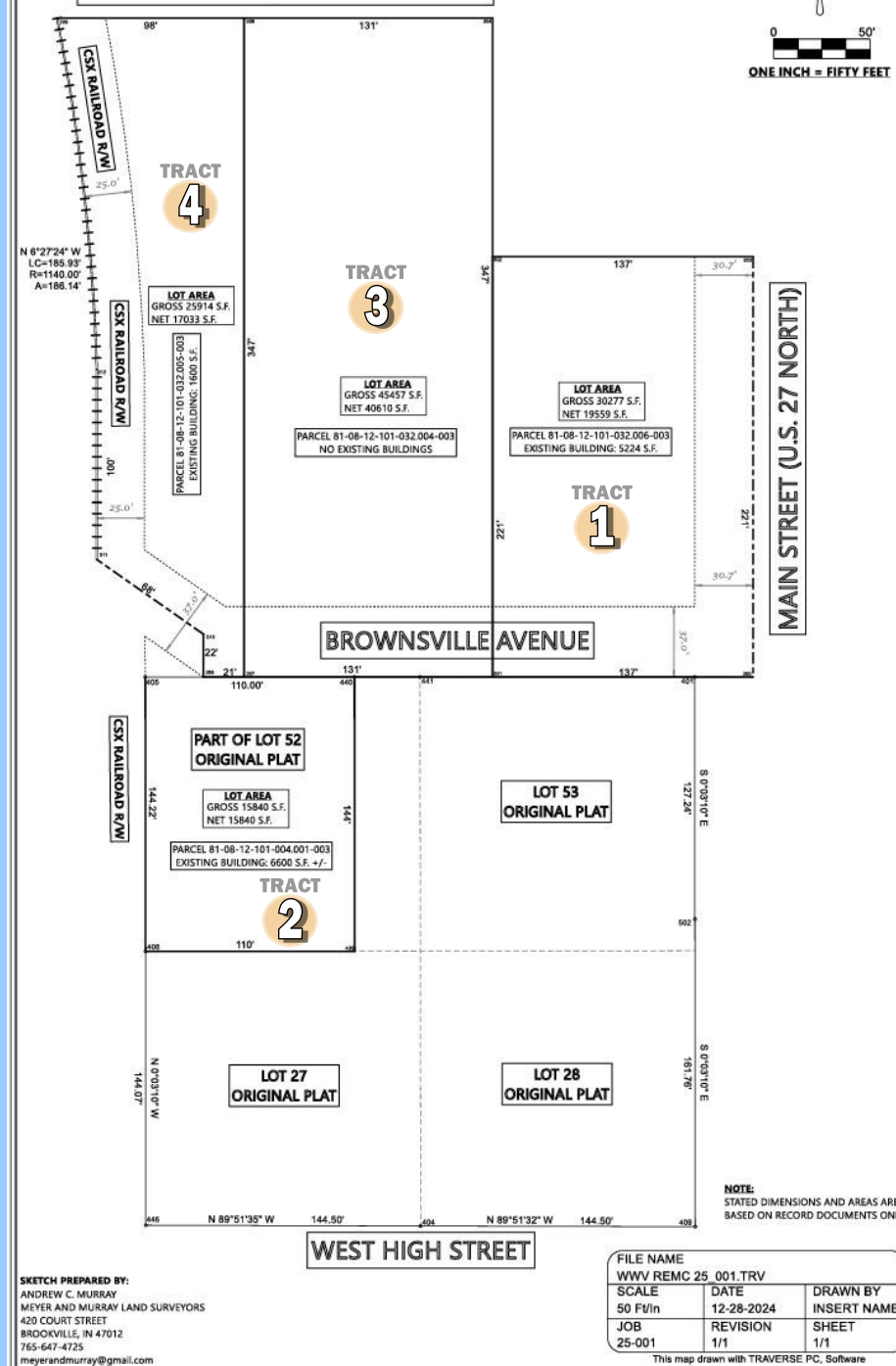
TRACT



2

This property consists of .36 +/- acres with an 8 bay bldg. with 5480 sq. ft and a 2nd floor office area (1440 sq. ft.). Includes 110 ft. of road frontage on Brownsville Ave./Center Twp./Union County, IN.

DEED AND PARCEL ANALYSIS FOR  
WHITWATER VALLEY R.E.M.C.  
LIBERTY, INDIANA



SKETCH PREPARED BY:  
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FILE NAME		
WWV REMC 25_001.TRV		
SCALE	DATE	DRAWN BY
50 Ft/in	12-28-2024	INSERT NAME
JOB	REVISION	SHEET
25-001	1/1	1/1

This map drawn with TRAVERSE PC Software

TRACT



3

This property consists of .98 +/- acres without improvements. Includes 131 ft. of road frontage on Brownsville Ave./Center Twp./Union County, IN.

TRACT



4

This property consists of .50 +/- acres with a 40x40 (1600 sq ft.) pole barn. Includes 21 ft. of road frontage on Brownsville Ave./Center Twp./Union County, IN.

**AUCTION TERMS  
&  
PROCEDURES**

**PROCEDURES:** Offered at PUBLIC AUCTION will be the real estate owned by Whitewater Valley R.E.M.C. that is located in Center Township, Liberty, Indiana and will be offered in four tracts (Tracts 1-4), selling individually, as a combination or as a total 2.29 +/- acres. There will be open bidding on each tract, as combinations, and as a whole, during the Auction, as determined by the Auctioneer. Bids on tracts & total property may compete.

**DOWN PAYMENT:** 10% Down payment on auction day with balance due in Cash at Closing. Down Payment may be made in the form of Cash, Cashier's Check, Personal Check or Corporate Check. Your Bidding is not conditional upon financing, so be sure you have that arranged, if needed, and are capable of paying cash at closing.

**TAXES:** The former Whitewater Valley R.E.M.C. taxes for 2023, paid in 2024 for Tract 1 was \$3420. For Tract 2, taxes for 2023 was \$3126. For Tract 3, taxes for 2023 was \$344. For Tract 4, taxes for 2023 was \$396. For each tract(s) purchased, Buyer(s) will assume re-assessed taxes in the Fall of 2025 and thereafter. Buyer(s) will be responsible for filing their own pertinent exemptions. Seller(s) will have satisfied prior taxes.

**ACCEPTANCE OF BID PRICES:** Successful bidder(s) will be required to enter into a purchase agreement at the auction site & immediately following the auction. All final bid prices are subject to Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** Seller(s) shall provide An Owner's Title Insurance Policy in the Amount of the Purchase Price.

**DEED:** Seller(s) shall provide Warranty Deed.

**CLOSING:** The balance of the Real Estate purchase price is due at closing to be held within 45 days following Auction – on or before May 13, 2025. Cost for an administered closing will be shared 50/50 between Buyer(s) and Seller(s). Buyer(s) pay any closing charges due to Buyer securing a mortgage.

**POSSESSION:** Possession is given day of final closing.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** A new tract survey with legal descriptions has been provided by seller.

**ENVIRONMENTAL REPORTS:** Environmental reports on subject properties have been completed.

**EASEMENTS:** Sale of property is subject to any and all easements of record.

**AGENCY:** Abernathy Auction & Real Estate Company and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related Materials are subject to the Terms and Conditions out-lined in the Purchase Agreement. The property is being sold "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from Bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

**ANY ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ORAL STATEMENTS  
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