

# COMMERCIAL REAL ESTATE

## SELLING AT PHONE BID AUCTION

### Property Address/Parcel:

**7060 North State Road 9, Howe, IN 46746**

Directions: North of St. Rd. 120/St. Rd. 9 in Howe, Ind., north on St. Rd. 9, on corner of 700 North and St. Rd. 9.

### END DATE OF

## TUESDAY, MAY 16<sup>TH</sup> • 6:00 PM



# 1.43 ACRES

**PRIME B3 ZONED PROPERTY –  
APPROVED FOR SLAUGHTERHOUSE**

**STARTING BID  
\$200,000!**

## SELLER: BOB V. LONG



Located just south of the 80/90 corridor, this **RECENTLY RENOVATED** almost 1,500 sq. ft. facility is ready to become your turnkey slaughterhouse operation!

**BRAND NEW** sewer utilities, electricity, insulation, commercial-style doors, flooring and paint, it is ready to make it your own!

With 1.43 acres and over 9,000 sq. ft. of asphalt parking, the commercial possibilities are endless!

**TAXES:** \$847.04

**PROCESS:** This real estate is to be offered as a whole parcel. Highest and Best final sales price will be confirmed with sellers on May 16th at 6:00pm. Bidders to call auction company to place bid any time before end date. 260-350-7331.

**DOWN PAYMENT:** \$5,000.00 down payment due day of sale with balance at closing. Accepted forms of down payment are cash, cashier's check/money order, or corporate check. Bidding is not conditional upon financing and it is expected that buyer financing has been arranged prior to day of sale. Closing to be within 35-45 days of signed acceptance on purchase agreement.

**AGENCY:** Grogg-Martin Auctioneers and its staff are exclusive agents of the seller.

**ACCEPTANCE OF BID PRICES:** Seller & Auctioneer have the right to accept or reject any and all bids. Final bids are subject to seller approval. Real Estate Purchase Agreements will be required to be signed by all successful parties involved day of sale.

**DISCLAIMER:** All tract sizes are **APPROXIMATE** and contingent upon final survey and county approval. Inspections/soil borings must be completed prior to day of sale by buyer, if required or requested. For more information regarding inspections or financing, contact Grogg-Martin Auctioneers and Realty.



**Mike Patka AU10500042**  
260-350-8603  
Shipshewana, IN

**Ken Martin**  
260-350-7331  
LaGrange, IN

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