

Live Real Estate Auction

THURSDAY, OCTOBER 19TH, 2023

STARTING AT 6:00 PM

SELLING IN
40+/- ACRES
4 TRACTS!

Property Address:

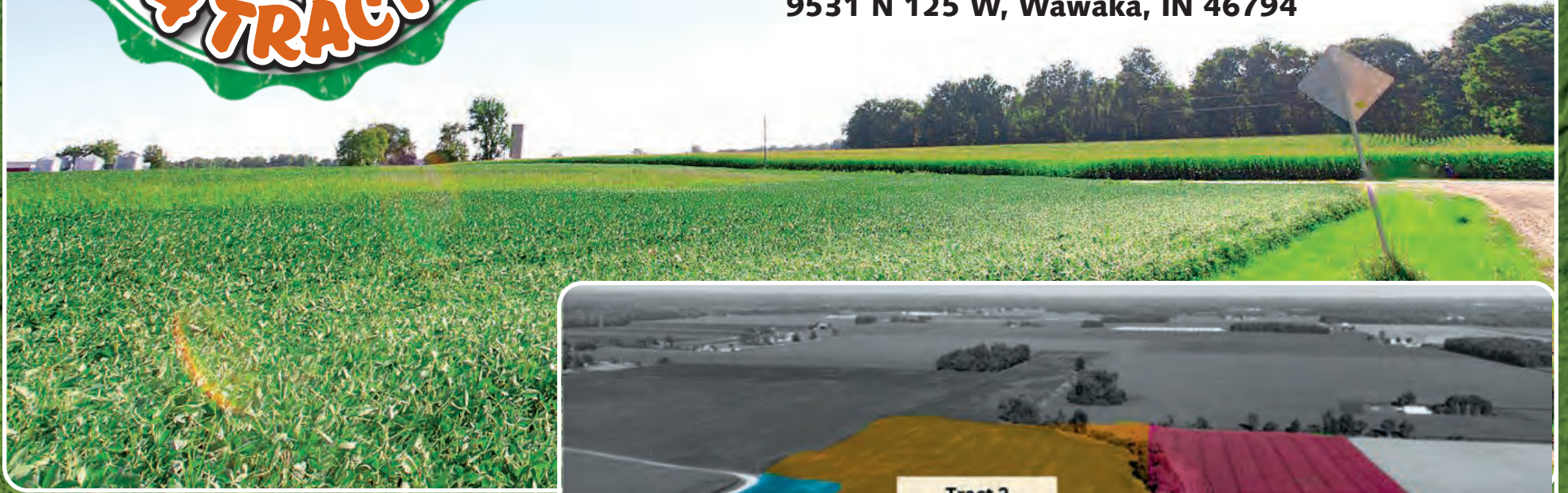
N. 300 West, Wawaka, IN 46794

Property Directions: U.S. Hwy. 6 east of Ligonier, Ind. to 300 West (Frick's Services), north to property.

Auction Location:

Elkhart Township Hall

9531 N 125 W, Wawaka, IN 46794



Tract 1: Approx. 4 +/- flat tillable acres

Tract 2: Approx. 19 +/- flat tillable acres

Tract 3: Approx. 15 +/- flat tillable acres



PROCESS: This real estate is to be offered in 3 separate tracts. Bidding will be open to all 3 tracts and as a whole as determined by auctioneer day of sale. Bids offered on single tracts or as a whole may compete. Highest and Best final sales price will be confirmed with sellers. Final bid price per acre will be calculated in conjunction with final survey acreages determined.

TAXES: Annual taxes for all parcels is \$597.92 for year 2022 payable 2023.

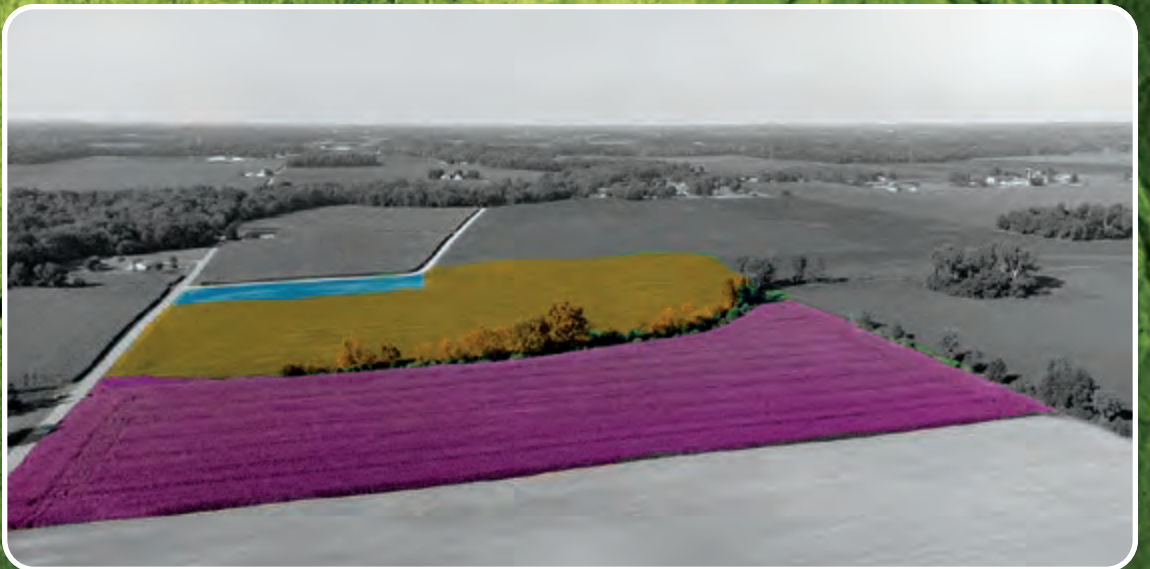
DOWN PAYMENT: \$5,000 non-refundable down payment due, per buyer, day of sale with balance at closing. Accepted forms of down payment are cash, cashier's check/money order, or corporate check. Bidding is not conditional upon financing and it is expected that buyer financing has been arranged prior to day of sale.

AGENCY: Grogg-Martin Auctioneers & Realty 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. Survey to be paid by seller. ALL Inspections/soil borings must be completed 48 hours prior to day of sale by buyer, if needed. Statements made day of sale take precedence over any printed material. For more information, contact Grogg-Martin Auctioneers & Realty.

Sellers: Stuff Manor, LLC



Mike Patka AU10500042
260-350-8603
Shipshewana, IN

Ken Martin
260-350-7331
LaGrange, IN

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