

SILENT BID REAL ESTATE AUCTION

End date to submit bids: July 27th ■ 6:00 pm



**11.24
ACRES
SELLING IN
2 TRACTS!**



**Property Address:
4200 North 400 West • Shipshewana, IN 46565**

**Open House
July 6th
and 8th
from 5-7 pm**



TRACT 1
Approx. 6 +/- flat tillable
and buildable acres

TRACT 2
Approx. 5 +/- acres
including gorgeous
3 bed/2 bath custom ranch
home with 2-car garage,
walk-out basement
and several outbuildings

PROCESS: This real estate is to be offered in 2 separate tracts. Bidding will be open to either tract 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.

DOWN PAYMENT: \$5,000.00 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.

TAXES: \$1,575.04 annually.

POSSESSION: Tract 1 – After removal of crops and Tract 2 – at closing

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 prior to day of sale by buyer, if needed. For more information, contact Grogg-Martin Auctioneers & Realty.

Sellers: Steve and Mindy Bontrager



Mike Patka AU10500042
260-350-8603
Shipshewana, IN

Ken Martin
260-463-6267
LaGrange, IN

"We Sell The Earth and Everything On It!"

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