

Real Estate Auction

BY "SILENT BID"

— Open House —
**September
7th & 8th
from 5pm – 7pm**

Walk-thru and inspections of
the premises may be conducted
by private showings anytime
up to end of bidding date.



**Bids will be accepted up to
Thursday, September 23rd • 6:00 pm**
STARTING BID \$575,000

Visit www.groggmartin.com for all pictures!

— Address —
**3025 West 450 North,
Howe, IN 46746**

Directions: From U.S. Hwy
20/250 West, north to property
4.5 miles to 450 North, West to
Property...watch for signs!

REMARKS: Absolutely stunning and unique property! Updated and spacious 5,000+ sqft. Cape Code Modular sitting on 10 rolling acres of woods, hay field, double paddocked and fenced horse pasture, over 1,500' of river frontage and woods! 3 car attached garage and 24' x 36' pole barn with stalls has room for all the toys and animals! Full finished walkout basement great for entertaining. Westview School district but close to Sturgis/LaGrange/Shipshewana.

**Grogg-Martin will be accepting bids until
Thursday, September 23rd at 6:00 pm**

**To place a bid, please contact Grogg-Martin
Auctioneers and Realty at 260-350-7331.**

TERMS: \$5,000 down, non-refundable, due upon acceptance of purchase agreement. Closing to be within approximately 45 days after conclusion of auction with immediate possession. All taxes are prorated and are \$1,531.72/yr. Sellers have the right to accept or reject any and all bids submitted. Any announcements made day of sale to take precedence over printed material

Agency: Grogg-Martin Auctioneers and Realty and staff members are exclusive agents of the seller.

DISCLAIMER: Prospective bidders are responsible for making their own inspections of the property with regards to condition, environmental, zoning, permits, and any and all other inspections and approvals as may be necessary. All sizes, dimensions, and taxes are approximate.



**Mike Patka AU10500042
260-350-8603**

**Ken Martin
260-463-6267**

"We Sell The Earth and Everything On It!"

**PERSONAL PROPERTY AUCTION TO BE OCTOBER 9TH!
MORE DETAILS TO COME!**