

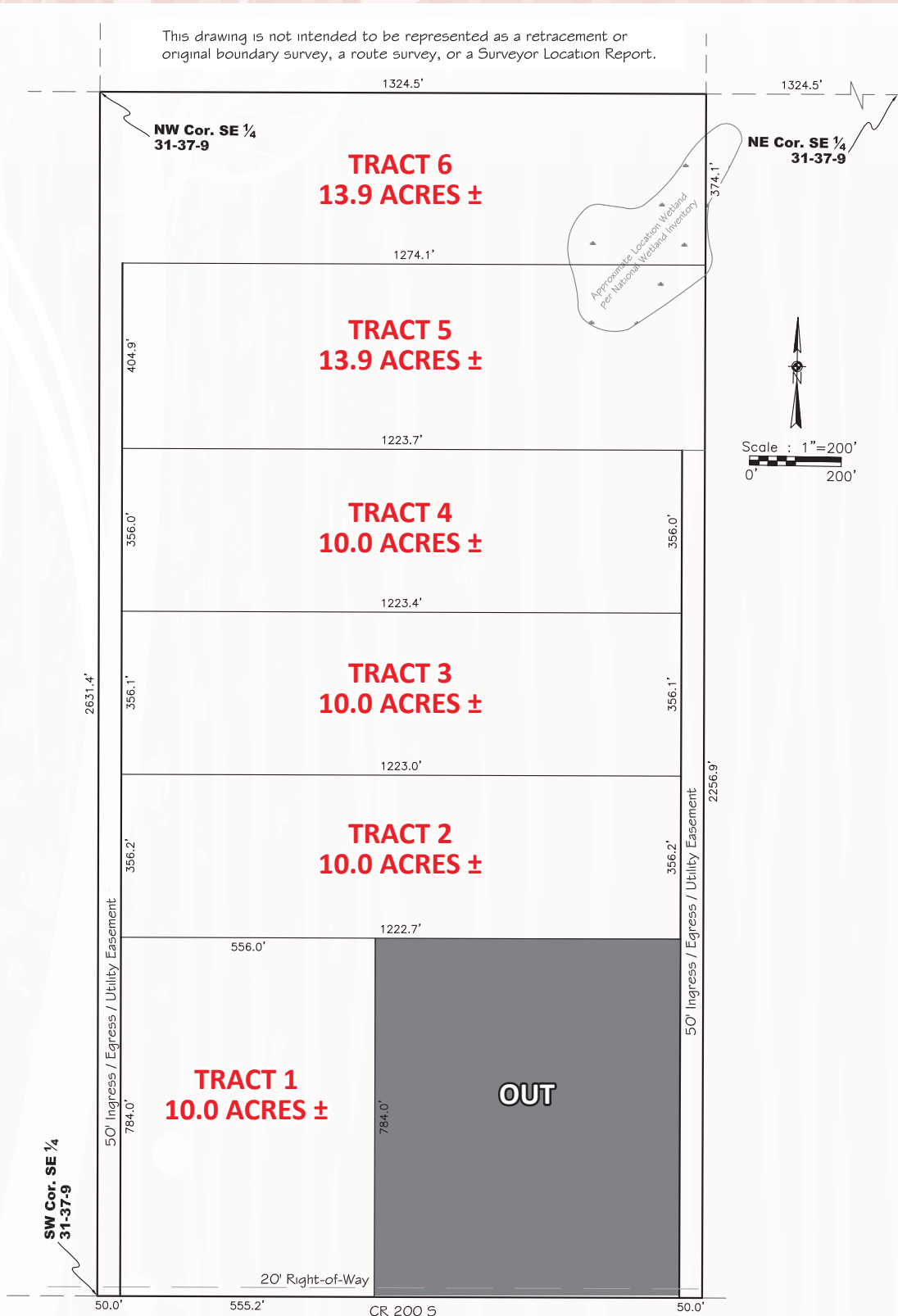
# REAL ESTATE AUCTION

**Property Address:**  
**5355 West 200 South,**  
**Topeka, IN 46565**

**Auction Location:**  
**Corner Cravings Café**  
**(formerly Emma Café)**  
**5990 W 200 S**  
**Topeka, IN 46571**

**67%+  
 ACRES  
 SELLING IN  
 6 TRACTS!**

**Thursday, July 28<sup>th</sup>, 2022 • 6:00 p.m.**



**— Seller —**  
**Lamar Shrock Estate**

**TRACT 1**

**Approx. 10+/- flat tillable acres with 200 South Road Frontage**

**TRACT 2**

**Approx. 10+/- flat tillable acres by deeded 50' easement**

**TRACT 3**

**Approx. 10+/- flat tillable acres by deeded 50' easement**

**TRACT 4**

**Approx. 10+/- flat tillable acres by deeded 50' easement**

**TRACT 5**

**Approx. 13.9+/- flat tillable acres by deeded 50' easement**

**TRACT 6**

**Approx. 13.9+/- flat tillable acres by deeded 50' easement**

**PROCESS:** This real estate is to be offered in six separate tracts. Bidding will be open to all six 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.

**DOWN PAYMENT:** \$10,000 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.

**POSSESSION:** To be after harvest of crops.

**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. Inspections/soil borings must be completed prior to day of sale by buyer, if needed. For more information, contact Grogg-Martin Auctioneers & Realty.



**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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**Food will be available onsite courtesy of Corner Cravings!**