



# PHONE BID REAL ESTATE AUCTION

End date to submit bids: October 11<sup>th</sup> • 6:00 pm

**6.92 ACRES**  
**PRIME TILLABLE**  
**FARM LAND**

**STARTING BID OF**  
**\$9,000/ACRE**

#### Property Address:

**North 100 West, Howe, IN 46746**

Directions: From intersection of St. Rd.9/St. Rd. 120, west on St. Rd. 120 to 100 West to property.

An excellent  
potential  
building site  
and prime flat  
tillable farm  
ground!

Rare  
opportunity  
for a smaller  
tract of  
acreage!

**PROCESS:** This real estate is to be offered at phone bid auction as one tract. Highest and Best final sales price will be confirmed with sellers on October 11th at 6:00pm. Place bids at anytime before end date by calling one of our agents

**DOWN PAYMENT:** \$5,000.00 non-refundable 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.

**POSSESSION:** At closing and after removal of final crops.

**ANNUAL TAXES:** \$55.02

**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**. All inspections/soil borings regarding potential building site must be completed or researched prior to day of sale by buyer, if needed. For more information, contact Grogg-Martin Auctioneers & Realty.

— Sellers —

**Ted Pfenning/Linda Pfenning Wheeler**



Mike Patka AU10500042  
260-350-8603  
Shipshewana, IN

Ken Martin  
260-463-6267  
LaGrange, IN

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