

# LIVE REAL ESTATE AUCTION

Property Address: 0355 South 1100 East, Avilla, IN 46710

Auction Location: St. Mary's School - 232 N. Main St., Avilla, IN 46710

**Thursday, November 2<sup>nd</sup>, 2023 • 6:00 pm**

**99+/- ACRES**  
**SELLING IN**  
**5 TRACTS**  
**SELLING ABSOLUTE!**



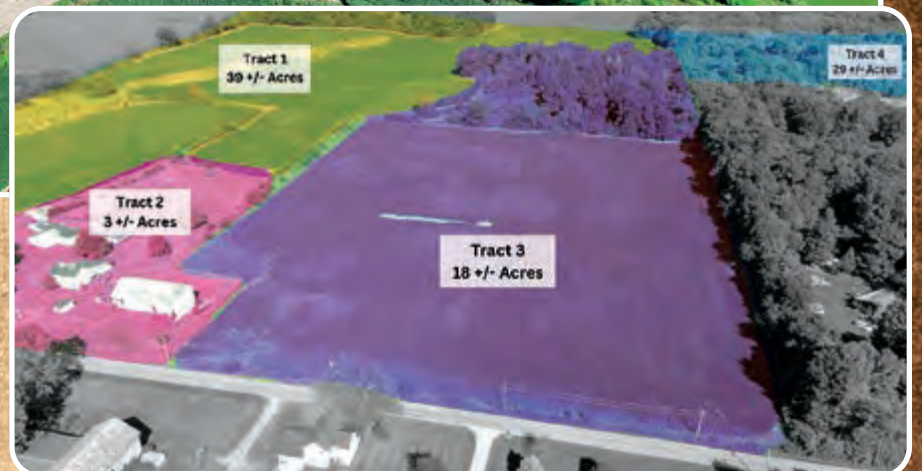
**Tract 1:** Approx. 39+/- tillable/wooded acres

**Tract 2:** Approx. 3+/- acres w/1,862 sq. ft. 2-Story Home, 2 bank barns, multiple sheds/lean to's, detached garage and pole building

**Tract 3:** Approx. 18+/- tillable acres

**Tract 4:** Approx. 29+/- wooded and some tillable acres (address = E 100 S, Avilla, IN)

**Tract 5:** Approx. 10+/- flat tillable acres (address = E 100 S, Avilla, IN)



**PROCESS:** This real estate is to be offered in 5 separate tracts. Bidding will be open to all 5 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 Tracts 1-3 are \$2,412.24 for year 2022 payable 2023.

**TAXES:** Annual taxes for Tracts 4 & 5 are \$507.32 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.

**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: Estate of Hal Schuman**



**Mike Patka AU10500042**  
**260-350-8603**  
**Shipshewana, IN**

**Ken Martin**  
**260-350-7331**  
**LaGrange, IN**

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