

LIVE REAL ESTATE AUCTION

98+/- ACRES

SELLING IN 11 TRACTS

Property Addresses:

- ◆ N. St. Rd. 13 (North of C.R. 36)
- ◆ 64036 County Rd. 43, Goshen, IN 46528
- ◆ NW corner of C.R. 36 and C.R. 43, Goshen, IN

Auction Location:

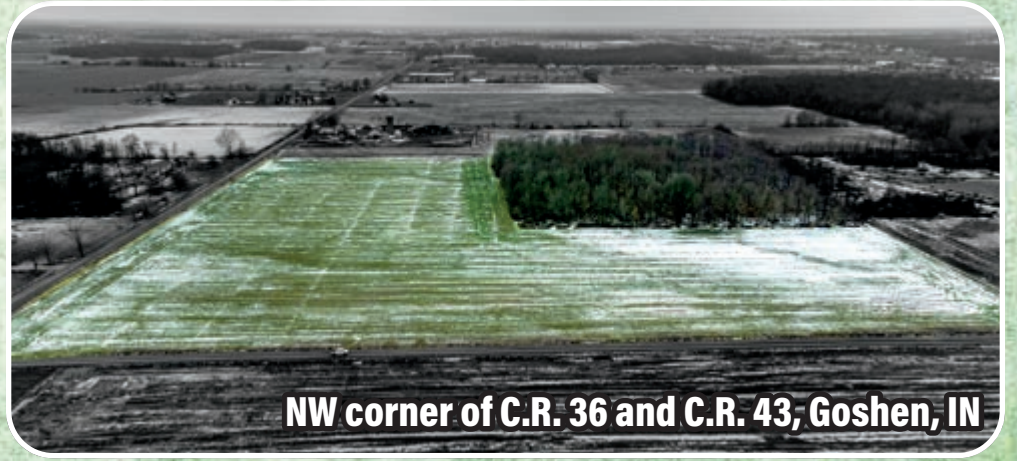
Millersburg Town Hall

201 W. Washington St., Millersburg, IN 46543

Thursday, February 29th, 2024 • 6:00 pm



64036 C.R. 43, Goshen, IN



NW corner of C.R. 36 and C.R. 43, Goshen, IN

64036 County Rd 43, Goshen, In 46528

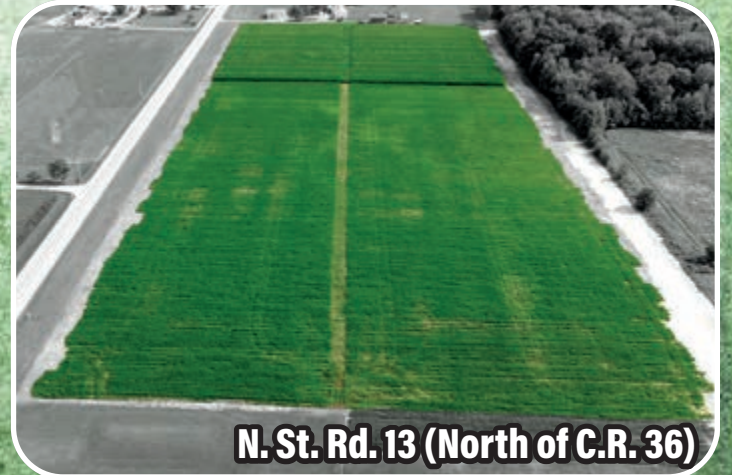
- | | |
|--|---|
| Tract 1: Approx. 10 +/- acres w/4,800 sq. ft. pole building/driveway, capped well | Tract 3: Approx. 10 +/- tillable acres |
| Tract 2: Approx. 10 +/- tillable acres | Tract 4: Approx. 10 +/- tillable acres |

Northwest Corner of C.R. 36 & C.R. 43, Goshen, IN 46256

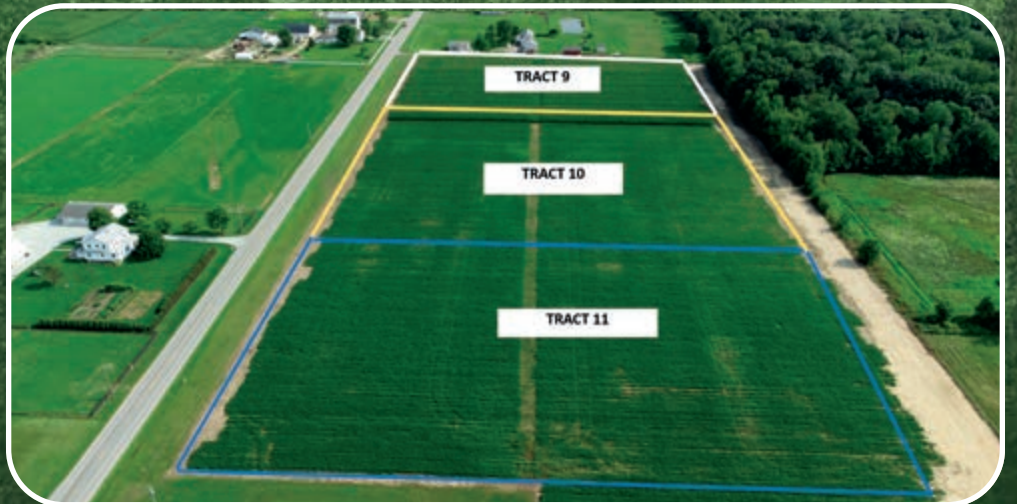
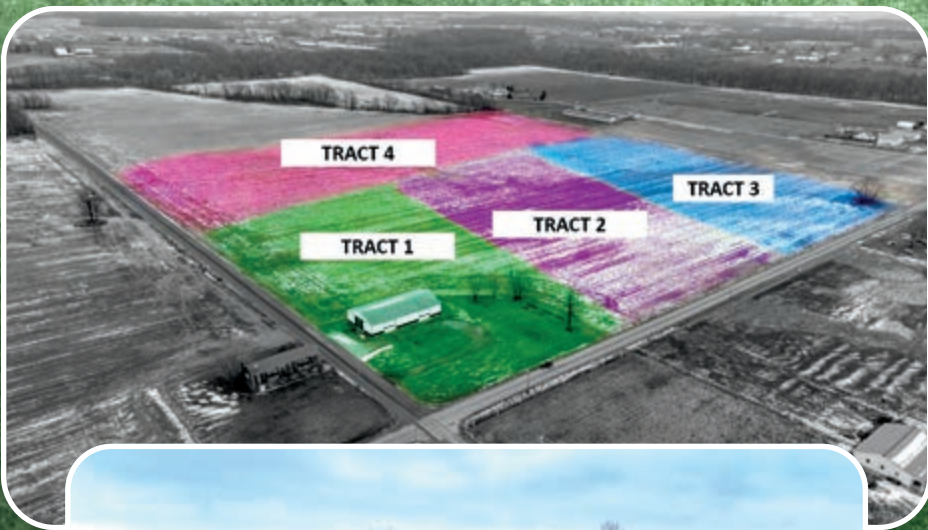
- | | |
|---|--|
| Tract 5: Approx. 12 +/- wooded acres | Tract 7: Approx. 8 +/- tillable acres |
| Tract 6: Approx. 12 +/- tillable acres | Tract 8: Approx. 8 +/- tillable acres |

North State Road 13, Goshen, IN 46526 (Parcel South of "Helena")

- | | |
|---|---|
| Tract 9: Approx. 6 +/- tillable acres | Tract 11: Approx. 5 +/- tillable acres |
| Tract 10: Approx. 6 +/- tillable acres | |



N. St. Rd. 13 (North of C.R. 36)



PROCESS: This real estate is to be offered in 11 separate tracts. Bidding will be open to all 11 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 1-4 are \$1,995.90 for year 2023 payable 2024

TAXES: Annual taxes for Tracts 5-8 are \$617.62 for year 2023 payable 2024

TAXES: Annual taxes for Tracts 9-11 are \$365.94 for year 2023 payable 2024

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.

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: Kauffman Revocable Trust

GROGG • MARTIN
AUCTIONEERS & REALTY
260-350-7331

Mike Patka AU10500042
260-350-8603
Shipshewana, IN

Ken Martin
260-350-7331
LaGrange, IN

Tina Martin RB22002147
260-463-1523 • LaGrange, IN

*"We Sell the Earth
and Everything On It!"*®

www.groggmartin.com
for all information and pictures

