

REAL ESTATE AUCTION

64.02+/- ACRES SELLING IN 7 TRACTS - LIVE!

Thursday, September 25th, 2025 • 6:00 pm

Property Address:
3675 West 700 North
Howe, IN 46746
 From State Road 120/County Road 450 West, north to 700 North, east to property.
Auction to be held at:
Marion Christian Fellowship Church
5460 North 450 West
Shipshewana, IN 46565

Seller: Doris Jean Mast Rev. Living Trust



OPEN HOUSE
TUESDAY & WEDNESDAY,
SEPT. 9TH & 10TH
5:00-7:00 PM

Tract 1:
 Approx. 10.7+/- flat tillable acres by 50' deeded easement

Tract 2:
 Approx. 11.5+/- flat tillable acres by deeded 50' easement

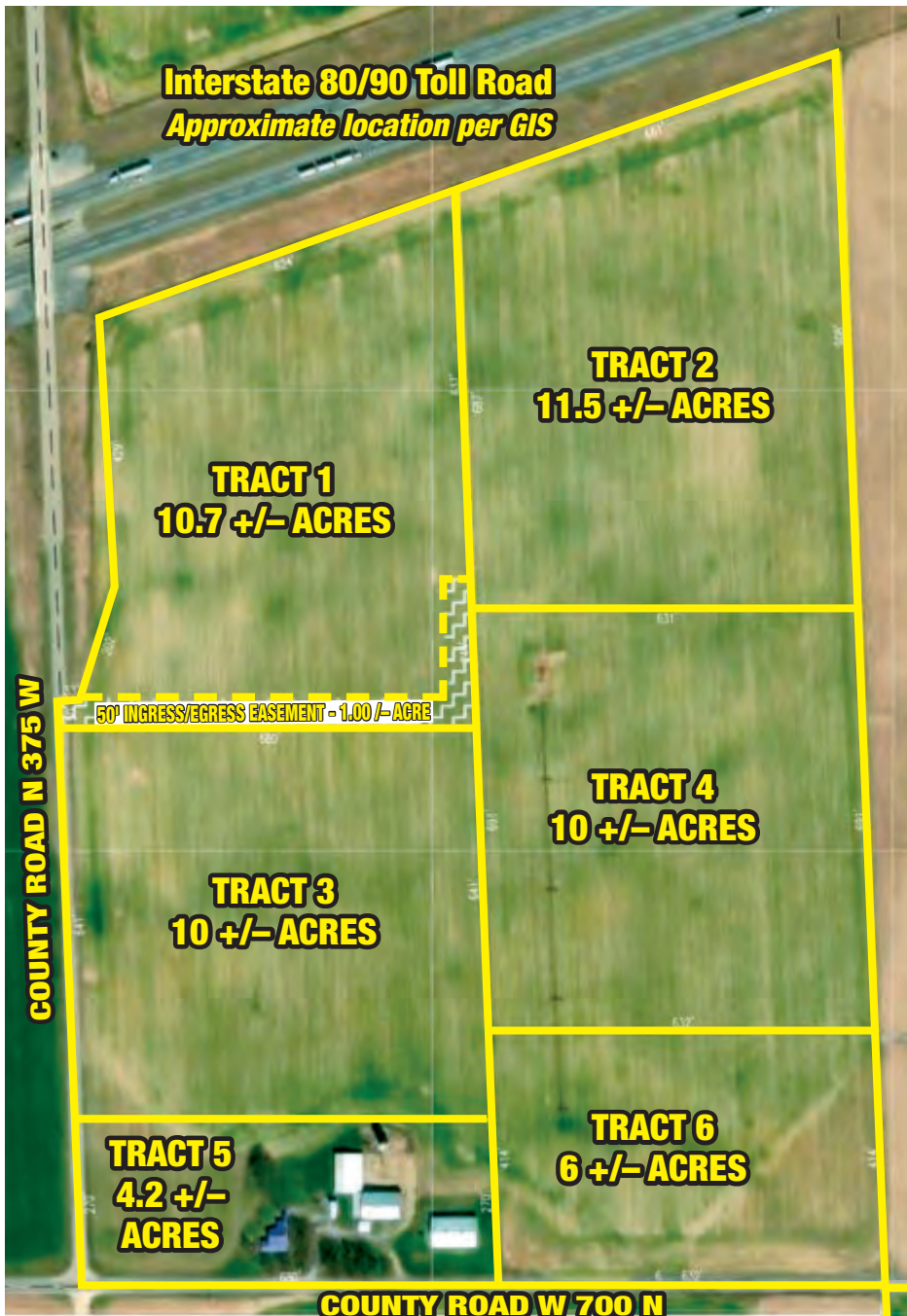
Tract 3: Approx. 10+/- flat tillable acres

Tract 4: Approx. 10+/- flat tillable acres by deeded 50' easement

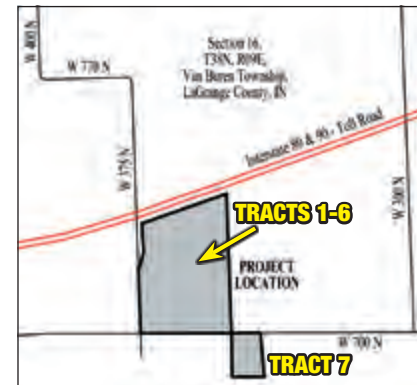
Tract 5: Approx. 4.2+/- acres on corner lot w/4 bedroom, 1 bath home, 40' x 64' Morton Pole Barn, 40' x 62' bank barn, 48' x 72' Pole Barn, 16' x 26' Pole barn and 40' cement silo

Tract 6:
 Approx. 6+/- flat tillable acres w/ 632' 700 N. road frontage

Tract 7: Approx. 11.62+/- acres peat moss/flat tillable acres/some woods w/ roughly 585' of 700 N. road frontage



PROCESS: This real estate is to be offered in 7 separate tracts. Bidding will be open to all 7 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: \$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, however, 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.

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
 260-350-7331
 LaGrange, IN

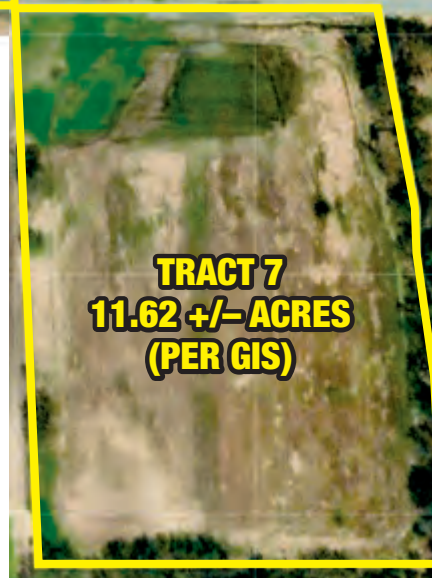
Lamar Bontrager AU11100084
 260-350-1932 • Wolcottville, IN

"We Sell The Earth and Everything On It!"

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www.groggmartin.com
 for all information and pictures



TRACT 7
11.62 +/- ACRES
(PER GIS)