

Phone Bid Real Estate Auction

**6.92 ACRES PRIME
TILLABLE/BUILDABLE
FARM LAND**

**End date to submit bids:
November 13th
6:00 pm**

**STARTING BID OF
\$9,500 / ACRE**

Property Address: North 100 West, Howe, IN 46746

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



AUCTIONEER NOTES: An excellent potential building site or prime flat tillable farm ground! Rare opportunity for a smaller tract of acreage! Soil borings already COMPLETE!

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 November 13th at 6:00pm. Place bids at any time 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.

TAXES: \$97.60; 2025 Payable 2026

POSSESSION: After removal of last 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. 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: Kyle and Dana Ulrich



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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