

REAL ESTATE BY PHONE BID AUCTION

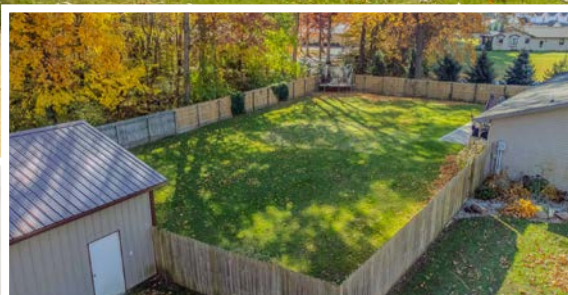
STARTING BID \$425,000

Thursday, December 18th, 2025 • 6:00 pm

Address: 7260 W 350 N, Shipshewana IN 46565

Directions: From State Road 5 north of Shipshewana to Country Lane, East to Taylor Drive, North to 350 North, East to Property

Seller: Michael & Anita Drake



REMARKS:

Here is your chance at a stunning 3 bed 3 bath modern and renovated home in famous Valley Hills subdivision! Over 3,500 sq. ft. of livable space with open floor plan concept. Fenced privacy back yard perfect for gatherings! Large, 2 car, 24' x 24' attached garage and nicely finished 24' x 36' exterior pole building is up for the storage challenge, all set on a gorgeous 1.2 acre wooded corner lot!

Grogg-Martin will be accepting phone bids until Thursday, December 18th at 6:00pm. To place a bid, please contact Grogg-Martin Auctioneers & Realty at 260-350-7331. For property information, call Rod Lantz at 260-463-6652

TERMS: \$5,000 down, non-refundable, due upon acceptance of purchase agreement. Closing to be within approximately 45 days after conclusion of auction with immediate possession. All taxes are prorated and are \$1,436.18/yr. Sellers have the right to accept or reject any and all bids submitted. Any announcements made day of sale to take precedence over printed material.

Agency: Grogg-Martin Auctioneers & Realty and staff members are exclusive agents of the seller.

DISCLAIMER: Prospective bidders are responsible for making their own inspections of the property with regards to condition, environmental, zoning, permits, and any and all other inspections and approvals as may be necessary. All sizes, dimensions, and taxes are approximate.

OPEN HOUSE

December 2nd and 3rd
from 5pm – 7pm.

Walk-thru and
inspections of the
premises may be
conducted by private
showings any time up to
end of bidding date.




Mike Patka AU10500042
260-350-8603
Shipshewana, IN

Ken Martin
260-350-7331
LaGrange, IN

Lamar Bontrager AU11100084 | Rod Lantz
260-350-1932 • Wolcottville, IN | RB140140574

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