

REAL ESTATE BY PHONE BID & ONLINE AUCTION

STARTING BID \$595,000



**OLD CARRIAGE
INN**
(260) 768-7217

THURSDAY, JUNE 25th, 2026 • ENDING 6:00 PM

Address:

**240 E. Farver St.
Shipshewana, IN 46565**

Directions: From the intersection of State Road 5 (Van Buren)/200 north (Farver St.) East to property.

Watch for auction signs!

**Owner:
Ivan Jay
Yoder**



Real Estate Inspections:
Due to guests, walk-thru and inspections of the premises may be conducted by private showings any time up to end of bidding date.



REMARKS: A premium boutique lodging destination strategically positioned in the center of Shipshewana's entertainment & tourism corridor! This unique opportunity is so much more than rooms, furniture, or a building. You are buying location, future cash flow, tourism demand, event traffic, and an established reputation. Located directly across from the Michiana Event Center, a walking path to one of the largest flea markets in the United States, and minutes from the nationally recognized Blue Gate Theatre entertainment district, this 32-guest 11-room (plus a full finished 3 bedroom, 1 bath, kitchen, full living quarters on lower level) boutique lodging property is uniquely positioned to capitalize on the region's year-round tourism and event economy. With large-group accommodations, walkable event access, and limited competing inventory of similar scale, the property offers exceptional revenue potential and long-term appreciation value!

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 approximately \$10,865.44/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. All zoning, water, sewer, and utilities to be verified by potential bidder.

Grogg-Martin will be accepting phone bids until Thursday, June 25th beginning at 6:00 pm.

To place a bid, please contact Grogg-Martin Auctioneers & Realty at 260-350-7331 or visit www.groggmartin.com to BID NOW via HiBid. Any online registered bidder must be preapproved through auction firm prior to bidding.



**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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for all information and pictures