

REAL ESTATE BY PHONE BID/ONLINE AUCTION

ENDING THURSDAY, OCTOBER 22ND • 6:00 PM

Owner: **Karen L. Vanwieren**

STARTING BID
\$75,000



INSPECTION
Due to tenants, walk-thru
and inspections of the
premises may be
conducted by private
showings anytime up to
end of bidding date.

Address:

**323 E. Lake Street
Topeka, IN 46571**

*From downtown Topeka at Main/Lake,
east on Lake to home*

REMARKS: Nestled in the heart
of downtown Topeka, this 3 bed,
2 full bath home can be move
in ready and is at great starting
price point for most any home
buyer! Two lots for the price of
one with a shed in the back and
new porch! All appliances to
stay and home to sell AS-IS.

Grogg-Martin
will be accepting
phone bids until
Thursday, October 22nd
at 6:00pm
To place a bid, please contact
Grogg-Martin
Auctioneers & Realty
at 260-350-7331.

TERMS: \$5,000 down, non-refundable, due upon acceptance of purchase agreement.
Closing to be within approximately 45 days after conclusion (or sooner) of auction with
immediate possession. All taxes are prorated and are approximately \$465.56/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.



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

