

REAL ESTATE AUCTION

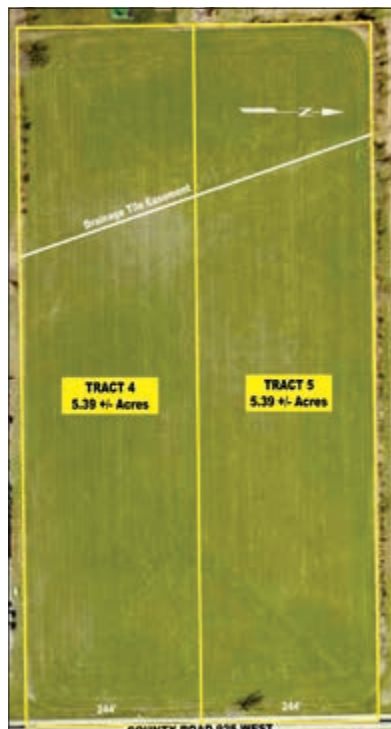
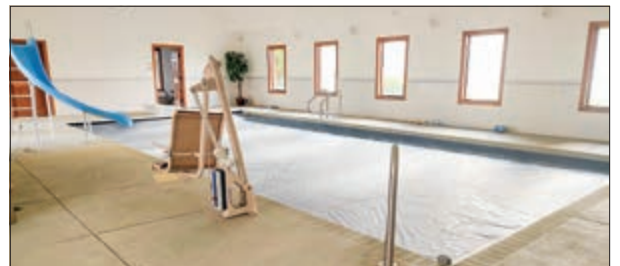
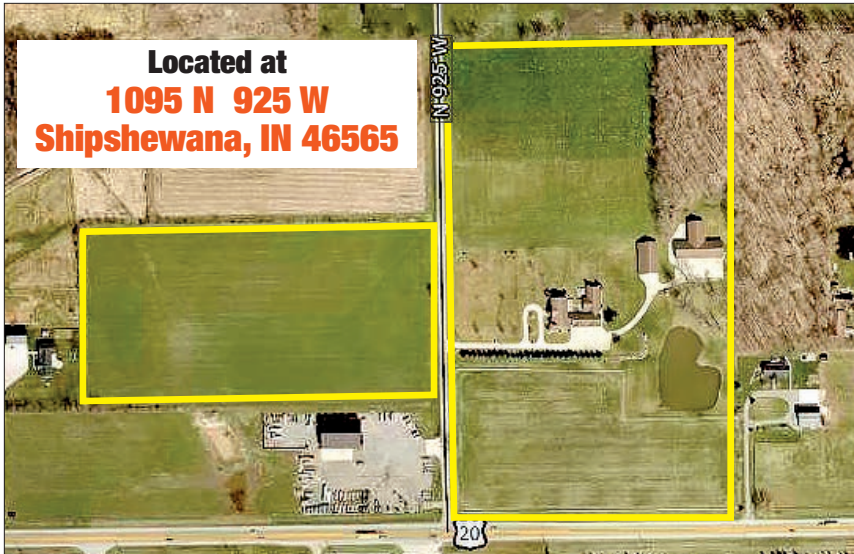
34 Acres

Large 2-story home on full basement with wraparound porch, 6 bedrooms, 3 full baths, 2 - ¾ baths, 4-car attached garage, indoor pool with ¾ bath, 40' x 80' climate controlled detached garage w/8' porch, 40' x 122' detached garage with 40' x 54' addition, irrigated lawn and concrete driveway. Property will be offered in 5 tracts or any combination of tracts utilizing the Multi-Par bidding system.

Real Estate Located at: 1095 N 925 W, Shipshewana, IN 46565

Wednesday, August 21, 2024 • 6:00 pm

AUCTION TO BE CONDUCTED ON SITE



Tract # 1: Approx. 10.6 acres, 5,046 sq. ft. 2-story home on full basement, 6 bedrooms, 3 full baths, 2 - ¾ baths, wraparound porch, 4-car attached garage with concrete ramp to basement, basement & 1st floor of the house is wheelchair accessible, indoor pool with ¾ bath, courtyard area, irrigated lawn, concrete driveway, 40' x 80' climate controlled garage w/8' porch, 40' x 122' garage with 40' x 54' addition, approx. 543' frontage on 925 W, Newbury Township, Westview Public School district.

Tract # 2: 6.65 acres farmland. Has approx. 776' frontage along US 20 & approx. 435' of frontage on 925 W

Tract # 3: 6 acres farmland & wooded area with approx. 334' of frontage on 925 W

Tract # 4: 5.39 acres of farmland with approx. 244' of frontage on 925 W

Tract # 5: 5.39 acres of farmland with approx. 244' of frontage on 925 W

Real Estate Terms & Conditions: Buyer to pay 5% down as earnest money deposit at the conclusion of the real estate auction for the tracts they are purchasing. The balance of the purchase price to be paid at time of

closing. Keep in mind that your bidding is NOT contingent upon financing or inspections, so be certain that you have arranged for financing or inspections, if you need them, and are capable of paying the balance at closing. This property is being sold subject to owner's approval

Closing: Approx. 45 days after auction, or after Plat Committee approvals.

Possession: Day of closing, **Taxes:** To be prorated to date of closing.

Soil Tests: Soil tests for septic will be taken prior to auction.

Open House Dates: August 5th & 6th from 4:00-6:00 pm, or you may call Elvie J. Frey, Sr. at 260-463-1396 or Denise Scott at 260-463-2012 to schedule a private showing. The farm land is currently rented for 2024. You are welcome to walk the perimeter of the fields to inspect the property, but do not walk through the hay fields until after the crops are harvested.

Auctioneer's Note: Lewis & Lambright, Inc., the auction company, and the auctioneers are agents of the sellers. Statements made by lead auctioneer during auction take precedent over printed matter. Check the ad on Auctionzip for more pictures of the property. Elvie J. Frey is a licensed Indiana Real Estate Broker selling a property that he owns with his wife Clara.

Auction Conducted By:

LEWIS & LAMBRIGHT, INC. #AC30200031
260-463-2013 • Website: lewisandlambright.com



Elvie J. & Clara A. Frey, Owners



ELVIE J. FREY, SR.
#AU01042445
Cell 260-463-1396

AL DELAGRANGE
#AU01048378

WILLIS YODER
#AU19500086

LAMAR BONTRAGER
#AU11100084

STEVE CHUPP
#AU10600046