

# Phone Bid Real Estate Auction

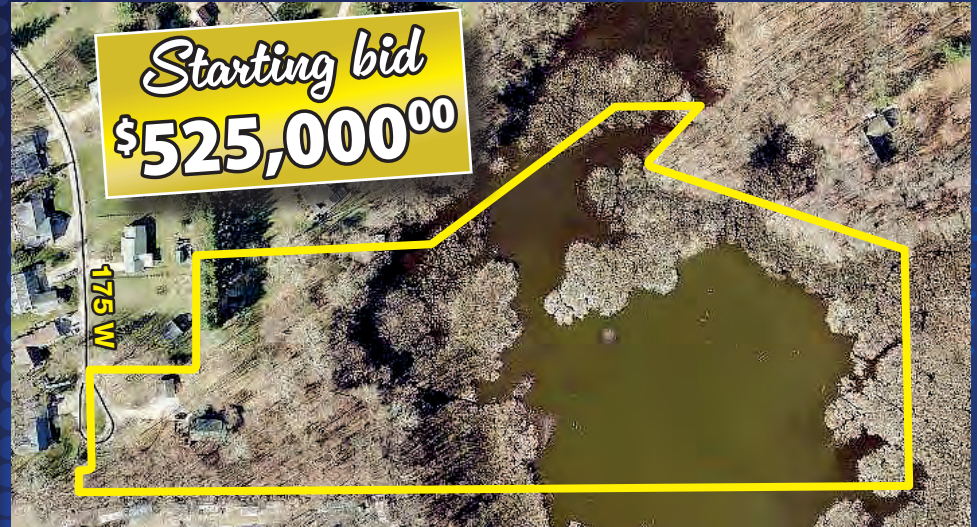
**11.42 Acres • 3,000 sq. ft. home with 2 Bedrooms, 2 Baths, 2-Car Garage**

**Located at: 5775N 175W • Howe, IN 46746**

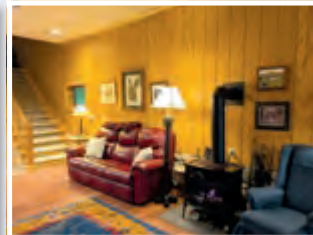
**Bidding ends Thursday, July 31, 2025 @ 5:00 pm\***



Real Estate located at  
**5775N 175W, Howe, IN 46746**



Starting bid  
**\$525,000<sup>00</sup>**



**Real Estate Improvements:** This stunning property boasts a vibrant and diverse wetland area, offering a tranquil and ecologically-rich environment. The wetland, encompassing approximately 70% of the property, is a haven for wildlife and provides a breathtaking backdrop for nature lovers. Nestled between the wetland and South Twin Lake, this Home offers a sense of privacy and unique character. These combined 3 tracts of land include a 3,000 sq ft, 30'x50', 2-story log home, 2 Bedrooms (possible 3 bedrooms), 2 Bath, 10'x12' carport and a 7'x50' open front porch; **1st floor** has a large open concept with kitchen, living area, bedroom, bath, laundry/entrance room, 10'x22' enclosed back patio/game room and open stairway to the upstairs, **2nd floor** has a full kitchen, bedroom, bath, office area and a 10'x20' enclosed deck patio/game room; fenced in dog run area with access to both levels, 24'x24' detached 2-car garage, 12'x20' utility/garden shed, 10'x16' utility/garden shed, all on approx. 11.42 acres that includes some shared wetlands and pond area. Has South Twin Lake view. This property is a nature lover's paradise! Some mature trees. Lagrange County, Lima Township, Lakeland Public School district.

**Real Estate Terms & Conditions:** Buyer to pay 10% down as earnest money deposit at the conclusion of the real estate auction. 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. 30 days after auction.

**Taxes:** To be prorated to date of closing.

**Possession:** Home & storage sheds day of closing, 2 car garage 15 days after closing or sooner.

**Auction Company's Note:** Lewis & Lambright, Inc., the auction company, & the auctioneer are agents of the sellers. Check the ad on Auctionzip.com for more pictures of the property.

*\*Please call Elvie Frey at 260-463-1396 to register and to place your bids any-time prior to the auction close. Auctioneer will be on site by 4:00 pm on auction day. We will finalize bidding right after 5:00 pm bidding deadline. "Soft close" call Elvie for more details.*

**— Open House Dates —**

**July 8 & 17 from 4:00-5:30 pm, or you may call**

**Denise Scott and John Wainwright at 260-463-2012 or**

**Elvie J. Frey, Sr. at 260-463-1396 to schedule a private showing.**

**Walter A. Mitchell & Mary Lee Monger-Mitchell – Owner**

**Auction Conducted By:**

**LEWIS & LAMBRIGHT, INC. #AC30200031**

**260-463-2013 • Website: lewisandlambright.com**

**Auctioneer: Elvie J. Frey, Sr. #AU01042445 260-463-1396**

