

PUBLIC LIVE & ONLINE AUCTION

12+ ACRES COMMERCIAL PROPERTY with 3 HOMES

(Will be offered in 6 individual tracts or any combination of tracts - utilizing the multi-tract bidding system)

Property Located Along SR 933 N, South Bend, IN 46637 (Just north of the Notre Dame Campus)

Wednesday, August 27, 2025

Starting at
5:00 pm

Live Auction held at: Larkspur Landing South Bend Hotel,
52709 State Hwy 933, South Bend, IN 46637

Real Estate Located along SR 933 N of toll road: 6 individual deeded tracts totaling approx. 12.87 +/- acres, Clay Township, St. Joseph County, South Bend Community Public School district.

Tract #1: Parcel # 002-1003-0053; - 4.96 +/- acres, mostly wooded with Keifer Ditch flowing through it on the south side, approx. 196 feet of frontage on State Highway 933.

Tract #2: Parcel # 002-1003-0052, - 3.17 +/- acres, 2 story house with Keifer Ditch flowing through it, approx. 450 feet of frontage on State Highway 933.

Tract #3: Parcel # 002-1025-0661, - .96 +/- acres, house & some wooded area, with approx. 75 feet of frontage on State Highway 933.

Tract #4: Parcel # 002-1025-0660, - .96 +/- acres, house & some wooded area, with approx. 75 feet of frontage on State Highway 933.

Tract #5: Parcel # 002-1025-0659, - 1.0 +/- acres of mostly wooded low land, with approx. 80 feet of frontage on State Highway 933.

Tract #6: Parcel # 002-1025-0658, - 1.82 +/- acres of woods with approx. 146 feet of frontage on State Highway 933.



The above 6 tracts will be offered in singular tracts &/or any combination of tracts utilizing the multi tract bidding system.

Real Estate Terms & Conditions: Buyer to pay 10% down as earnest money deposit at the conclusion of the real estate auction. Online bidders to pay a 2% buyer's premium on final bid price. Buyer's premium plus online bid price becomes the total purchase price for online bidders. 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 the auction.

Possession: Day of closing.

Taxes: To be prorated to date of closing.

Open House Date: Tuesday, August 12th from 4:00-5:00pm.

For a private showing call Tyler at 269-625-2874

Online Bidders: View this auction and register to bid at: www.lewisandlambright.com/auctions/

Auctioneer's Note: Lewis & Lam-bright, Inc., the auction company and the auctioneers are agents of the sellers. Statements made by lead auctioneer during auction take precedence over printed matter. Check the ad on Auctionzip for more pictures of the property.



C & C Commercial Roofing – Owner

Auction Conducted By:

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

AUCTIONEERS:

ELVIE J. FREY, SR. #AU01042445
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TYLER MILLIMAN #AU12500036
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