

**4.94**  
*Acres*  
**2 Tracts**

# Fantastic Farmette Real Estate Auction

**LOCATION:** North of Wakarusa, Ind. on SR 19 to CR 32 then west to  
**28697 County Road 32, Elkhart, Ind. 46517**

**Tuesday, April 25, 2023 • 6:00 p.m.**



*Northwood Schools*  
*Olive Twp.*  
*Elkhart County*

*Beautiful House,*  
*Buildings,*  
*2.4 acres,*  
*Potential Building Site,*  
*2.54 acres*

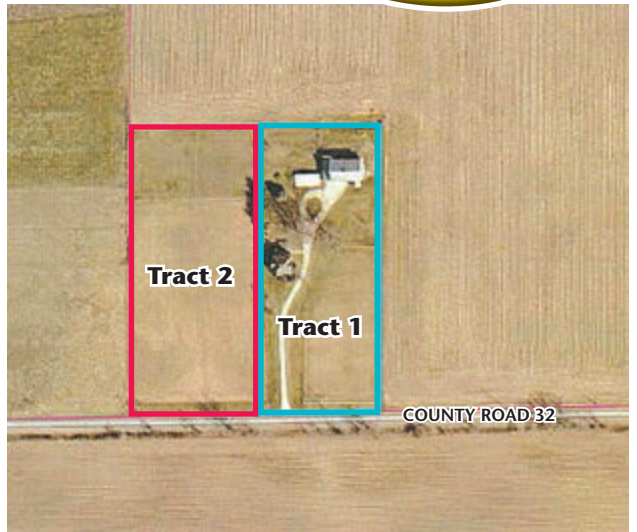
**Open House**  
**Saturday,**  
**April 8**  
**10 a.m.-Noon**

**Tract 1:** This is one of the nicest sets of House and Buildings that you will get a chance to buy. The house is 1,954 sq. ft., 5 bedrooms, 1.5 bathrooms, beautiful staircase and antique trim work. The home includes on the 1st floor: 11' x 17' kitchen with refrigerator, stove and dishwasher; 14' x 15' living room; 9' x 12' dining room; 11' x 12' bedroom; back entry area; and 1 full bath. The 2nd floor has a half bath, 4 bedrooms (11' x 14', 10' x 13', 11' x 12' and an L-shaped bedroom) all with closets. Gas FA furnace with AC, washer and dryer, 200 amp, softener, shower in basement, front and back decks. The outbuildings are 36' x 50' with 20' x 36' lean-to and box stalls, 20' x 40' utility shed and fenced pasture. House and buildings are all sided. House and buildings set back from the road.

**Tract 2:** 2.54 acres potential building site. All fenced.

**Taxes:** Tract 1 - \$1,791.30 Tract 2 - \$50.06

**Property sold in individual tracts or a combination of 1 & 2.**



## Real Estate Terms & Conditions

The property will be sold subject to confirmation of the sellers.

**DOWN PAYMENT: 10% down payment** on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to approval by the sellers.

**EVIDENCE OF TITLE:** Seller shall provide an Owner's Title Insurance policy in the amount of the purchase price.

*Owner:*  
**Nancy L.**  
**Warrick**



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