

# Wawasee Lake Front Property



# AUCTION

Located south of Syracuse, Ind. on State Road 13 to:  
**10970 N. State Rd. 13, Syracuse, Indiana 46567**

**Saturday, July 27, 2024 ♦ 10:00 AM**



- ♦ **Kosciusko County**
- ♦ **Wawasee Schools**
- ♦ **50' x 175' lot on Lake Wawasee**
- ♦ **1,344 sq. ft. house w/ attached 2-car garage**
- ♦ **South Shore Area**
- ♦ **Fantastic View**
- ♦ **Nice Swimming Area**

**OPEN HOUSE:**  
**Saturday, July 13**  
**10 am - 12 pm or by Appt.**

The house includes the following: 20' x 13' kitchen with stove, refrigerator, dishwasher, 15' x 20' living room, 11' x 22' master bedroom with attached bath and laundry, 12' x 15' bedroom. The house has a walkout basement partially finished, gas forced air furnace, gas water heater, 4" well, city sewage, concrete patio with stairs to the lake, pier included.

**Come bid your price on this great piece of Lake Wawasee property.**

## REAL ESTATE TERMS & CONDITIONS

**DOWN PAYMENT: 5% 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.

Any announcements made day of the sale take precedence over printed matter.

**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.

**AUCTIONEER NOTE:** Your bidding is not conditional upon financing, so be sure you have arranged financing if needed. For more information on financing or inspection, contact Hahn Auctioneers, Inc.

**2% Buyer's Premium**

**David & Constance  
Heckaman – deceased  
Owner**



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