

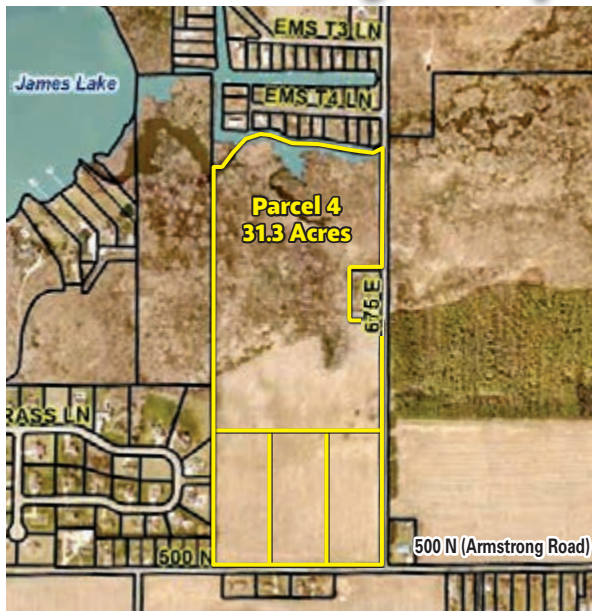
Land Auction

Property Location: 1 mile south of North Webster, IN on SR 13 to Armstrong Rd (CR 500 North), then west 1 mile to the intersection of CR 675 E and Armstrong Rd. WATCH FOR SIGNS!

Auction Location: North Webster Community Center
301 N. Main Street, North Webster, IN 46555

**46.3
Acres**
*Offered in
4 Parcels*

Tuesday, August 20, 2024
Starting at 6:00 p.m.



**(3) 5-Acre Parcels and
a 31.3-Acre Parcel**

Parcels 1, 2 & 3

These are all 5-acre potential building sites with frontage along Armstrong Road.

Parcel 4

This is a unique 31.3-acre parcel of land with approx. 10 acres of tillable and the remaining in recreational land with frontage on Little Tippy Lake Channel and CR 675 East.

—Owner—

DT Rental Properties, LLC

REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The property will be offered in 4 parcels. There will be open bidding on all tracts during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete. The property will be sold in the manner resulting in the highest total sale price, subject to confirmation of the sellers. *Can't make the auction in person? Call us and bid by phone!*

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.



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