

Dewart Lakefront Property Auction

West of the bowling alley in Syracuse, IN on 1200 N to Syracuse/Webster Rd., then 2½ miles south continuing onto 500 E to EMS D15 Lane at **376 EMS D15 Lane • SYRACUSE, IN 46567**

Saturday, June 7, 2025 • 10:00 am

*Don't Miss Out
on a Chance to
Bid on this
Fantastic Property
on Dewart Lake!*



BEAUTIFUL HOME • OUTBUILDINGS 90' LAKEFRONT



The property includes the following:

- House is 3221 sq. ft.
- Log home toward lake
- 90' of lake frontage
- 14.3x18.8 family room through atrium door to north deck with pergola
- Main level has 2 full baths plus large walk-in closet with a stand-up shower
- Kitchen is 17.6x15.6 with stainless steel fridge, gas stove and microwave included, lots of cabinets
- Living room is 31x19 with large number of windows facing the lake
- Gas fireplace
- Downstairs bedroom is 23x8
- Above the bedroom is loft with bed and storage area
- Laundry room is 9x7.6 with built-in storage cabinets
- 2 full baths - one downstairs bathroom has jet tub
- Second floor 19x23 room master suite with large walk-in closet and full bath
- 11x12 bedroom with closet
- 15x15 bedroom with walk-in closet
- 2 extra storage closets upstairs
- 2-car attached garage 24x24 - garage has in-floor heat
- Washer and dryer included
- Water softener included
- Large deck on front of the house
- Piers included: 148', 88', 8'x5', 24'x8', 36' 3x8' - aluminum and vinyl 8' sections



- Concrete seawall with step into the lake.
- Vinyl deck lake side size
- Geothermal heat / Central air
- 4" well • LP Gas
- Gas hot water heater for garage and second floor of house
- New steel roof in 2023
- Concrete crawl space under new section
- Driveway is concrete
- 2 outbuildings, one 28x30 pole barn with overhead door and automatic opener, one 12x21 utility shed
- In-ground sprinkler system-whole yard.

Open House:
May 19: 4-6 pm
May 24: 10-11 am

This home sits at the end of a short driveway with only one neighbor. It is beautifully decorated, has many updates and is move-in ready. The property faces the west and you will see every sunset!

— 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.

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.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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.

CLOSING: Approximately 30-45 days.

TAXES: 2023 due 2024 - \$2,325.72

3% BUYER'S PREMIUM

**Larry and
Barb Sheets,
Owners**



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