

Penrod

REAL ESTATE AUCTION

Located east of St. Rd. 13 on Palm Drive (McDonald's) to Conklin Hill Dr., then south to Hansing St. at **914 S. Martz St., Syracuse, IN 46567**

Thursday, June 19, 2025 • 6:00 PM

2,108 SQ. FT. HOUSE • 5 LOTS

- **OAKWOOD AREA**
- **GREAT LOCATION**
- **CLOSE TO THE LAKE AND THE TOWN OF SYRACUSE**

- House is 2,108 Sq. Ft., 1½-story, 5 bedrooms, 3½ baths. The property has five total lots. They are Lots 2, 3, 4, 5, 6 of the Oakwood Park 2nd addition.

MAIN FLOOR INCLUDES:

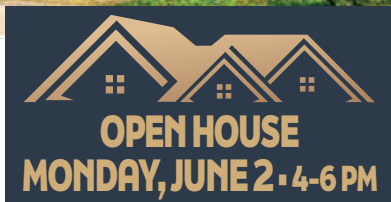
- 19x27 Living room with wood stove
- 9x15 Kitchen that includes refrigerator, microwave, stove and dishwasher
- 19x17 Master bedroom with double closet and large attached bath with shower and jacuzzi tub
- 10x10 bedroom with closet
- Laundry area with washer and dryer included
- 9x17 bedroom with attached full bath

SECOND FLOOR INCLUDES:

- 9x13 bedroom with closet
- 12x13 bedroom with closet
- Large finished off storage area



**Potential
Pier Spot
Rental**



The house also has a GFA furnace with central air, two hot water heaters, water softener and basement. There is also a car canopy, back screened-in porch, an outdoor deck, another outdoor patio area and a fire pit area. This property is available to rent a pier spot on Lake Wawasee.

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.

CLOSING: Approximately 30-45 days.

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

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.

TAXES: \$2,101.88 per year
3% Buyer's Premium

Dane Penrod, owner



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