

Wawasee Channel Front **PROPERTY AUCTION**

East of Syracuse, Ind. on Pickwick Rd. (Dairy Queen), continue onto Eastshore Dr., follow to Cornelius Rd., turn right onto Warner Rd., continue onto Eli Lilly Rd. to Seth Ward Rd., turn right, follow to Ogden Point Road at

11510 N Ogden Point Rd. • Syracuse, IN 46567

Saturday, June 7, 2025 • 11:30 am



House with Walk-Out Basement Detached Garage with Upstairs Apartment 50' Of Channel Frontage

The house is 2,674 sq. ft. with full, finished basement.

- Main level has master bedroom with attached bath and closet, bedroom is 11 x 15
- Second bedroom is 14 x 16 with closet and attached half bath
- There is a great room that is 20 x 36 on main level with kitchen with solid surface counter tops, gas range, built-in microwave, dishwasher, refrigerator - all stainless steel, dining area and living room area that walks out to a deck overlooking the channel
- Basement has bedroom with egress window, full bath, laundry room, storage room, family room area with fireplace, GFA furnace, central air, walks out to patio area
- In detached garage there is an auxiliary apartment with a small kitchenette, full bath and 18 x 24 bedroom
- Boat lift included

- Boat well in seawall
 - Poly pier included
- TAXES: \$4,438 per year**

**THIS PROPERTY IS
WELL-MAINTAINED!**

COME BID YOUR PRICE AND ENJOY THE LAKE!

— 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.

2% BUYER'S PREMIUM

Pamela E. Petno Trust

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