

Likens Real Estate Auction

Located south of North Webster, Ind. on St. Rd. 13 to Backwater Rd., then east to
8417 E Backwater Rd., North Webster, IN 46555

Auction Location: North Webster Community Center
301 N Main St., North Webster, IN 46567

Monday, July 28, 2025 • 6:00 PM



4 Tracts

- House, Buildings and 2 Acres
- Potential Building Site
- Tillable Land
- Kosciusko Co.

Open House
Tuesday, July 15
4:00 to 6:00 p.m.

- Tippecanoe Township
- Great Location!

Tract 1 - 1.97 Acres

1,935 sq. ft. brick ranch house and a 46' x 60' pole barn on 2 acres. The house includes 14 x 35 kitchen with stove, refrigerator and dishwasher included, dining area, 17x21 family room, 13x15 living room, 11x22 master bedroom w/attached full bathroom, 9x10 bedroom, 9x12 bedroom, additional full bath, gas FA heat with AC. This house is in need of some updating, but is structurally sound.



Tract 2 - 21.7 Acres

Mostly tillable, approx. 1 acre woods and pond area. Road frontage on 850 E.

Tract 3 - 20 Acres

Mostly tillable with gravel pit area. Road frontage on 850 E.

Tract 4 - 9.25 Acres

All tillable. Road frontage on 500 N.

REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The property will be offered in 4 parcels. There will be open bidding on all tracts during this 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? Call us and bid by phone!**

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 MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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.

CLOSING: Approximately 30-45 days.

TAXES: 2024 due 2025 - TBD

2% BUYER'S PREMIUM

Robert Likens Trust



HAHN

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