

MILLER Real Estate AUCTION

Located east of St. Rd.
15 in Silver Lake, Ind.
on Sycamore St.
**408 E. Sycamore St. •
Silver Lake, IN 46982**

Tuesday, July 29, 2025 • 6:00 PM

HOUSE • BARN • 14 ACRES

3 PARCELS

- 1,188 sq. ft. House
- 10 Acres
- 3.8 Acres

**Warsaw Schools
Lake Twp.**



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

TRACT 1

63' x 132' Lot with an
1,188 sq. ft. House

The house includes:

- 13 x 15 Living Room
- 12 x 15 Dining Room
- 12 x 19 Kitchen with refrigerator and dishwasher
- 2 Bedrooms - 8 x 11 and 11 x 13
- 1 Full Bath
- 10 x 29 Enclosed Screened-In Porch
- Partial Basement
- Newer FA Furnace / AC
- Roof & Siding 2 years old
- Replacement Windows
- Hardwood-type floors
- City Water / Sewer / Trash

**TRACT 2 - 10 Acres with
32' x 33' Barn**

- Potential building site
- 2 Accesses from Columbia and Harrison St.
- Large amount of woods

TRACT 3 - 3.8 Acres Mostly Wooded

Not a building site unless purchased with the 10 acres on Tract 2.



REAL ESTATE TERMS & CONDITIONS

*Can't make the auction in person?
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.

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.

EVIDENCE OF TITLE: Seller shall provide an Owner's Title Insurance policy in the amount of the purchase price.

CLOSING: The balance of the purchase price is due at closing approximately 30 days after presentation of marketable title. Approximately August 30, 2025.

POSSESSION: At closing.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

DEED: Sellers shall provide Warranty Deed(s).

EASEMENTS: Sale of the property is subject to any and all easements of record.

AGENCY: Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

3% BUYER'S PREMIUM WILL APPLY



HAHN

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