

Witman Real Estate Auction

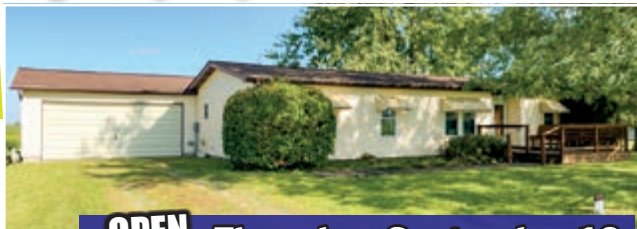
3 miles east of Nappanee, IN on US 6 to CR 13, then south ½ mile to
13522 N 400 W • Milford, IN 46542

Tuesday, October 7, 2025

Personal Property 4:00 pm | Real Estate 6:00 PM

HOUSE 3 ACRES

- Jefferson Twp.
- Wawasee Schools
- Kosciusko County



**OPEN
HOUSE**

**Thursday, September 18
4:00 to 6:00 pm**

The house includes the following:

- 20' x 22' Living Room
- 8' x 11' Kitchen (stove Included)
- 6' x 5' Laundry Room with washer & dryer
- 11' x 11' Master Bedroom with attached bath and walk-in closet

- (2) 10' x 12' bedrooms
- Full bath
- Full basement, dry with sump pump

TAXES: TBD - All 2025 due 2026 paid by seller.

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 a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to approval by the Sellers. Property is being sold "as is, where is". A warranty deed will be provided to buyer of property.

3% BUYER'S PREMIUM

CLOSING: The balance of the purchase price is due at closing in 30 days. Approximately November 10, 2025.

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

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.

PERSONAL PROPERTY

2010 Chevy Impala, 4 door, 96k miles, no rust,
cloth interior, very nice car
John Deere 108 riding lawn mower, 42" deck

Murray push mower
Air compressor
Furniture and Household Items

BETTY WITMAN, Owner



HAHN

hahnrealtyandauction.com

AC39800021

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