

Lake Wawasee Property Auction

Oakwood Resort Area - 595 E. Lake View Rd., Syracuse, IN 46567

Open House
Wednesday, May 13
4:00-6:00pm and
Saturday, May 23
10:00am-Noon
or by appt.

Saturday, May 30, 2026 • 10:00 AM

156' Water Frontage on Lake Wawasee



This is a newly-remodeled home with a great view of the lake. Plenty of parking. Extra deeded lot.

- 11x11 Dining Area Surrounded with Windows Overlooking the Lake
- Kitchen is 24x12 with Quartz Countertop
- Pantry
- 22x17 Living Room

Dining Room, Kitchen and Living Room Make One Large Continuous Room

- Second Kitchen that is 10x17 with Heated Floors and Quartz Countertop and Ayr Cabinets
- Patio Door Walks Out to Patio Area by the Lake
- 2-Year-Old Encapsulated Crawl Space
- Living Room has a Gas Fireplace
- 12x15 Master Bedroom with Large Attached Walk-In Closet and Large Attached Bathroom with Closet, Double Sink, Walk-In Shower with 2 Shower Heads
- Full Bath with Shower with Window Overlooking Lake
- Storage Closet
- Landing Area
- 11x13 Bedroom



- 10x13 Bedroom
- Custom View Rail Stairs
- Continuous Hot Water
- Water Softener
- GFA Furnace
- Central Air and Humidification
- 200 Amp Electrical
- RO Water System
- Whole House Generac Generator
- Garage Has Cold and Hot Water and 3 Drains
- House has 3 Full Bathrooms
- All Appliances Will Be Included Including the Washer and Dryer, 2 Refrigerators, Stove, Dishwasher, 2 Garbage Disposals

- Large Stamped Concrete Patio with Fireplace
- 8-Section Pier, All Aluminum
- 4-Section Pier
- Yard Irrigation
- Camera System
- Full Surround System Both Inside and Outside On The Patio
- 3-Car Garage with Epoxy Floor Finished and Heated
- Fenced Backyard
- Concrete Driveway

Taxes: \$12,000/Yr.

Bid In Person or By Phone!

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.

DEED: Sellers shall provide Warranty Deed(s).

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

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 45 days after presentation of marketable title. Approximately July 15, 2026.

POSSESSION: Closing.

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

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

2% BUYER'S PREMIUM

William Davis,
Owner



HAHN

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