

Online Only Real Estate Auction

Monday, June 29, 2026 • Ending at 6:00 p.m

South of North Webster, IN on St. Rd. 13 to Armstrong Rd. (500 N), then go west to 450 E, then turn north and continue to follow to Forest Glen Ave. at
3839 E Forest Glen Ave.
Leesburg, IN 46538

Great Setting

Warsaw Schools

Open House
Thursday, June 11
4:00-6:00pm
 or by appt.

House Built in 2000

Approximately 2.75 Acres



House • Pole Barn • Pond • Deeded Easement To Lake Tippecanoe

This fantastic property includes the following:

- 17 x 21 Family room with Heat & Glo thermostatic gas log fireplace
- 14 x 14 Dining room
- ½ Bath on main level
- Large kitchen 21 x 21 with renewable surface countertops, island, stainless steel appliances including refrigerator, gas stove, microwave and dishwasher
- Legacy cabinets
- Vermont wood stove
- 2nd floor master bedroom is 21 x 21 with 3 closets, cathedral ceilings, full walk-in bath

- 11 x 17 bedroom with closet
- 14 x 14 bedroom with closet
- Another bath on second floor with 6' tub
- 2-car attached garage
- Central vac system
- 4" well at the house and 4" well at pole barn
- Hooked to Tippy Creek sewer district
- Geothermal heat system
- Full finished walk-out basement
- Full bath in basement

- Large storage room in basement with cabinets
- Water softener
- 200 amp electric
- 3-person hot tub
- Large brick patio area on back side of house with fire pit area
- 16 x 16 covered 2-sided opened gazebo with electric
- 30' x 40' pole barn with patio area

This house sits back off road up on a hill, very nice quiet setting. It has a 30' exclusive deeded easement to Lake Tippecanoe with common pier for 6 property owners.

Visit Website for Photos and 3D Tour

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 August 1, 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

FOR COMPLETE TERMS VISIT THE HAHN AUCTION WEBSITE.

David A. & Robin K. Snyder,
Owners

BID ONLINE



HAHN
hahnrealtyandauction.com

AC39800021
Phil Hahn
 (574) 535-3783
 IN Lic. #AU01012967

Jason Hahn
 (574) 536-7682

Brian Wutrich
Sale Manager
 (574) 268-4940 - Milford, IN

Office (574) 773-8445 • Nappanee, IN

