

Lake Wawasee Channel Front Property AUCTION

1209 South Channel 3 Lane • Syracuse, IN 46567

Located just west of the Oakwood Hotel, Oakwood Park

SATURDAY, AUGUST 22, 2026 • 9:30 AM

80' OF LAKE WAWASEE CHANNEL FRONTAGE



This is a nice channel front property with a nice 1,094 sq. ft. home that has been updated. Newer appliances included, gas FA furnace w/AC, nice 22x30 garage.

The house includes: 13x25 living room, 17x19 kitchen, 8x22 family room, 2 bedrooms - 9x12 and 10x11, 2 full baths, hardwood floors and fireplace.

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 in approximately 30 days.

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.

2% BUYER'S PREMIUM

Owners: Eddie & Jolene Miller



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