

No
Reserve

REAL ESTATE AUCTION

Located east of St. Rd. 15 on Levi Lee Road to Acorn Drive
529 E. Acorn Drive • Warsaw, IN 46582

TUESDAY, SEPTEMBER 8, 2026 - 6:00 PM

Approx. 5 Acres • 1,568 Sq. Ft. House with Walk-Out Basement

- Warsaw Schools
- Great Location
- Recreation Area
- Woods and Small Pond Area

Open House
Monday,
August 24
4-6pm



This is a very nice home built in 2012 on a large 5-acre lot with lots of privacy.

The house includes: 13x14 Master Bedroom with Large

Attached Bathroom with Shower and Large Tub and Walk-In Closet; Great Room that Includes Kitchen with Island, Dining and Living Room Area that is 22.5x26; 9x12 Bedroom with Closet; 11x13 Bedroom with Closet; Laundry Room; Full Finished Basement Walk Out Onto A Stamped Concrete Patio Area with Full Bath and Bedroom with Closet and Storage Utility Room; GFA Furnace; Well and Septic; Water Softener; Central Air; 200 Amp Electric; Dryer Hook Up Is Gas; 24'x24' Attached Garage; In The House There Is A Gas Stove, Refrigerator, Built-In Microwave; Dishwasher (Not Working), No Washer & Dryer



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.

3% BUYER'S PREMIUM

Owners: Joel & Kelley Katzer



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hahnrealtyandauktion.com

AC39800021

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

Jason Hahn
(574) 536-7682

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

