

# > > > SILENT BID < < < BUCHANAN REAL ESTATE AUCTION



Located 1¼ miles South of Wawaka, In on CR 290 West to CR 600 North then West 1½ mile to property on the North side of road or 7 miles South of Topeka, In on CR 600 W to CR 650 N (Diamond Lake road) then East 1¼ miles (around the North side of Diamond Lake) to CR 600 N then East ¼ mile.

## THURSDAY JUNE 30, 2022

*PROSPECTIVE BUYERS MAY MAKE AN OFFER ANYTIME BY CONTACTING THE AUCTION COMPANY. SILENT BIDDING SHALL END JUNE 30TH AT 4:00PM OR UPON CONCLUSION OF ALL BIDDING.*

**Bidding ends at 4:00pm or until the conclusion of all bidding to Sellers satisfaction and approval.**

## 158 ACRES

## HUNTING GROUND

## STOCKED 5.5 ACRE POND



This site is an outdoorsman ultimate recreational and hunting property. Bordered on the North and East sides by Indiana DNR State Land with the Elkhart River running North to South along the East side of the site, this property offers excellent wildlife and water fowl hunting. There is approximately a 5.5 acre pond stocked with bluegill, bass and crappie. There is approximately 41 tillable acres to plant food plots or build your private, secluded lodge or home. Get together with family, friends or hunting partners to explore this opportunity. Don't miss this once-in-a-lifetime, one-of-a-kind property now available.

**TERMS:** STARTING BID \$1,400,000.00- 5% non-refundable deposit due at signing of accepted purchase agreement. Balance due in full at final closing in 30-60 days. Title company closing and closing agent fee shall be split between buyer and seller. Taxes shall be prorated and possession at closing day subject to tenant's rights for 2022 crops.

**AUCTION COMPANY IS THE EXCLUSIVE AGENT OF SELLERS AND THE PROPERTY IS BEING SOLD SUBJECT TO THE APPROVAL OF OWNERS.** Property is not being sold contingent on buyer's financing, so be prepared financially in advance. Prospective buyers shall rely on their own inspection of the property with regard to condition, environmental, zoning permits, and any and all other inspections and approvals as buyers deem necessary. Property shall be sold in "As-Is Condition" and make no warranties of any kind. All sizes and dimensions are approximate.



**PREVIEW PROPERTY: During daylight hours only, or by appointment with Auctioneers.**

*House and barns are not included with property.*

## OWNER – RALPH ARTHUR BUCHANAN ESTATE



CHECK US OUT ON FACEBOOK OR INSTAGRAM TO GET UPDATED INFORMATION ON LISTINGS OFFERED AT AUCTION AND FOR SALE ALONG WITH ANY UPCOMING PERSONAL PROPERTY AUCTIONS



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