



# REAL ESTATE AUCTION

***Tuesday, December 16th • 6 pm***

**Property Location:** East of downtown Nappanee, 1.75 miles north side of US.6, watch for signs.

**Auction Location:** United Christian School • 29522 CR 52 • Nappanee, IN 46550

**Property Description:** +/- 15.4 acres vacant land inside city limits, zone R1. Property has (2) access points on Hwy 6



***LIVE AUCTION ONLY***

We will offer this property in (3) separate parcels and/or in it's entirety.

**LOT #1:** 5.4 Acres

**LOT #2:** 5.0 Acres

**LOT #3:** 5.0 Acres

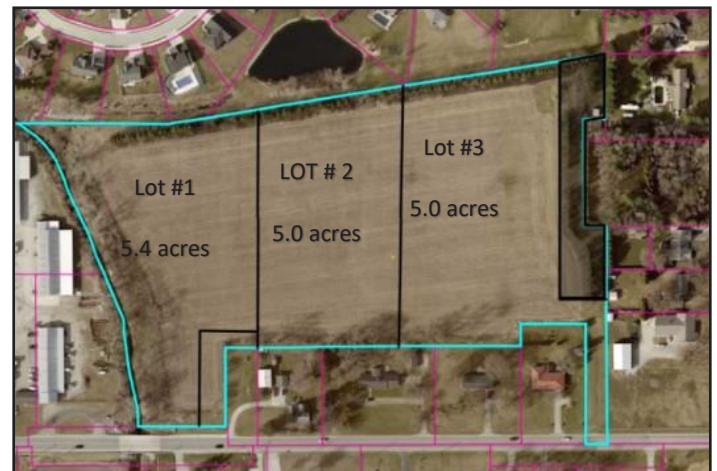
**NOTE:** All lines on ads are approximate.

**TERMS:** 10% down day of auction. Balance to be paid at closing. Closing 30-45 days after auction (pending on survey). **Possession** at closing. **Taxes** will be prorated. Sale of property subject to sellers confirmation. Any announcements made day of auction take precedence over any or all printed material.

**DISCLAIMER:** This property is located inside the city limits and all prospective bidders/buyers are responsible for doing their own inspections of property in regards to terms and conditions of city ordinances, permits, zoning, etc. The property is subject to survey as the sellers are retaining some acreage on east side of property (shaded area).

**NOTE:** This auction brings a rare opportunity to buy land in the city limits with a lot of potential for developers or individuals that want to build their own homes with a larger than normal city lot. Your bidding is not conditional upon financing so arrange financing if needed and be ready to bid on this nicely located property. Any questions call Premiere Auctions.

**Property Inspections:** Public welcome to inspect property during daylight hours. Please **TEXT 574-238-0843 PRIOR TO INSPECTIONS.**



**SELLERS: Jodi Dallas**



**Larry Chupp**  
AU10400004  
574-773-0222

**DeWayne Miller**  
AU11000071  
574-538-7800

**Anthony Miller**  
AU11000133  
574-354-9295

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