

Martin Auction

Monday, August 8th, 2016 • 6 pm

68547 SR 19 • Nappanee IN 46550

North of Nappanee on SR 19 approx 2 miles to auction site. Watch for signs.

Great country property with 4 bedroom house,
large buildings and barn on 3 acres.

Open House
Wed., July 20th
4:00 - 6:00 pm

- 4 bedroom
- 1 full bath
- Kitchen 16x13
- Dining room 13x9
- Family room 22x13
- Main floor bedroom 19x12
- Main floor bedroom 12x12
- Upstairs landing 19x12
- Upstairs bedroom 17x13
- Upstairs bedroom 24x15
- Dishwasher
- Range hood/microwave
- Stove
- Oak hardwood floors throughout house
- Wood burner heat - 3 years old
- Newer softener and water heater
- Newer windows and siding
- Newer kitchen and bathroom
- Brand new metal roof
- Newer plumbing and wiring



- Amazing stick built building 50x60, 12x24 office area, bathroom, heated with loft
- 24x16 overhead door, 17' sidewalls, 20' center height, 8" cement
- Small out building 48x18

- Barn 45x30
- \$1400 annual taxes
- WaNee schools

Very motivated sellers.

This house is move-in ready with a great proximity to Wakarusa and Nappanee.

Call Clint Cripe for a Private Showing

— TERMS & CONDITIONS —

DOWN PAYMENT: 10% 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.

AGENCY: Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

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.

Nate and Deidrea Martin, Owners

Hahn Auctioneers, Inc.



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