

29± Acres

Offered in 2 tracts!

REAL ESTATE AUCTION

Monday, March 18, 2025 @ 6:00 p.m.

SELLERS:
Matthew - Darlene
Witmer

****FREE PIZZA****

****EVERYONE IS WELCOME****

Property Location:

4442 COUNTY RD 68
AUBURN, IN. 46706

Inspection Date:
March 8, 2025 9:30 a.m. to 11:30 a.m.

To arrange private inspection contact
Nathan at 260.413.4311

Auction Location:
SPENCERVILLE COMMUNITY CLUB
5629 COUNTY RD 68
SPENCERVILLE, IN 46788



NATHAN LENGACHER

Broker # RB23002209
Auctioneer # AU11400026

260.413.4311



TRACT 1: SPACIOUS RESIDENTIAL AND AGRICULTURAL PROPERTY

This 12± acre property features a stunning 5,200 sq. ft home with 6 bedrooms upstairs and 2 bedrooms downstairs with 3 bathrooms, complete with a walkout basement. The property includes several outbuildings: a 65'x90' horse barn (with potential of running 200 feeder calves), a 2,400 sq. ft. company shed, a 60'x80' welding shop, a 20'x50' tromp shed, and a 60'x80' tool shed \ calf barn with capabilities of raising 200 bottle calves. Additionally, there's a stocked pond, perfect for summer cookouts.

TRACT 2: PRIME TILLABLE LAND

Spanning 17± acres, this tract is excellent tillable land. Also features beautiful hunting opportunities at the southern end of property. There is a 50ft easement along the east side of Tract 1 to reach Tract 2.

WELDING SHOP UTILITIES "EVERYTHING IS POWERED BY ELECTRIC"

Focused on your tools and trade. This is the ideal space for expanding your business and ensuring all your welding needs are met. **THESE ITEMS WILL BE OFFERED INDIVIDUALLY AT THE CONCLUSION OF THE REAL ESTATE AUCTION.**

-WELDING SHOP-

-BUSINESS OPPURTUNITY-



LOT 1 • H-Shop Press 100 ton **LOT 2** • Bridgeport Milling Machine X and Y Travel
LOT 3 • Metal Lathe 112 in. receive Electric over Hydraulic . **LOT 4** • 12 in. Coldcut "Scottsman's" Saw
LOT 5 • 11" by 21" Band Saw "HYD MECH" **LOT 6** • 6,000# "Toyota" Fork Lift
LOT 7 • "Cincinnati" 1/4 in. by 12 ft. Break Press 130 Ton "Mechanical" Powered by Electric
LOT 8 • Spartan 66 Ton "Iron Worker" Hydraulic **LOT 9** • 1/4 in. by 10 ft. Wisong Sheers
LOT 10 • Shop Air Cleaner **LOT 11** • Burr King 48 in. Belt Sander **LOT 12** • 400 Amp Miller Mig Welder
LOT 13 • Plasma Cutter capacity up to 1 1/2 in. Steel Hypertherm.

*Any Questions on
Shop Tools Contact:
Matt at 260.573.6444*

Auctioneers Note:

Move-in ready Deluxe Amish Homestead. Beautifully furnished Home with plenty of outbuildings, **Potential Welding Shop and Calf Raising Income!** Additionally, enjoy numerous Martin Houses accomadating over 50 pairs annually and a well-established garden. **HOME SWEET HOME !**

Terms:

10% deposit due night of auction balance due at closing. Not contingent upon financing, appraisals, and/or inspections. Property sells in "As-is" condition with no warranties expressed or implied. Taxes will be prorated to the date of closing. Seller will furnish warranty deed and title insurance policy. All announcements made day of auction take precedence over any written or verbal statements and/or previous announcements. **Integrity Realty Group** and its affiliates are exclusive agents of the seller.

