

Real Estate Auction

3417 W St Rd 218 Berne, IN 46711

September 29, 2023 @ 6:30 p.m.

**30+/- Acres * 1 Tract * 4,000 Sq. Ft. Home * 42x60 Barn /plus lean-to
40x64 Buggy Shed w/ Living Quarters * 32x64 Woodworking Shop w/
Finnish Room * 31x150 Hog Facility * Fenced Pasture * Tillable Land**



*** FREE PIZZA * EVERYONE WELCOME ***

Live Auction To Be Held On-Site

Open House: September 15th from 6:00 p.m.-8:00 p.m.

September 16th from 9:00 a.m.-noon

Owners: Mose & Elizabeth Graber

Auctioneers Note: Dream Property. Lots of Acreage. Lots of Income Potential. Great Location. Property has good

Hunting in the Back End. Terms: \$50k 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 sellers.



Delmar Wagler

Broker / Auctioneer

RB 14043050 / AU11200125

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