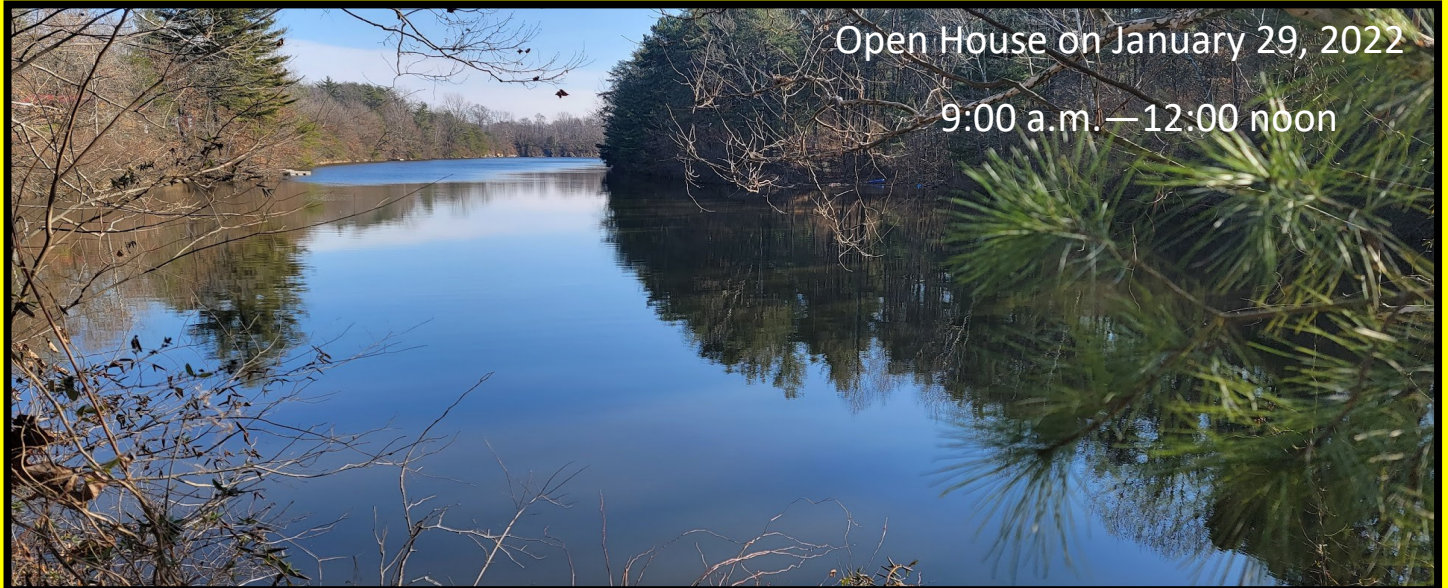


Absolute Real Estate Auction

Feb. 15, 2022 6:30 p.m. * Held at Dugger Community Center
Sullivan County * Dugger Indiana

**32 +/- Acres - Lots of Owned Shoreline - Gorgeous Lake Sites -
2 Ponds & 1 Lake on Property * Deeded Access to a 47 Acre Lake**



Open House on January 29, 2022

9:00 a.m.—12:00 noon



**No Minimums !!
No Reserves !!**

Seller: Town of Dugger



Fishermen Come on!! What a awesome Property for a time on the Lake!! This Property Consists of 32 +/- Acres in Sullivan County Indiana. Property offers So-o many different opportunities and possibilities. Road through the Property. Have you dreamed of building a Camp Ground?? Wanting to Hunt for those Big White Tail Bucks, or would you rather stalk a big long beard?? How About Nestling a little cabin on the waters edge, and enjoying the Serenity of the Pines?? You will have deeded access to a 47 acre lake. There is a Lake Association in place, but this property has not joined said association. Electric & Water Available. Awesome property for the Entrepreneur! Investment Time!!

Auctioneers Note: Every One is Looking for Water.. And this one has NO RESERVE!! Come one ! Come All! Watch Video on Facebook.

Terms: 10% down day 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. NOT RESPONSIBLE FOR ACCIDENTS!!

Delmar Wagler

Auctioneer / Land Broker

812-787-2683

AU11200125/RB14043050