

AUCTION

SEALED BID
107+/- ACRES



PROPERTY LOCATION:

5501 SOUTH STATE ROUTE 1
HAMILTON, INDIANA 46742

PROPERTY FEATURES

107+/- Deeded Acres Total
96+/- Acres by Survey
80+/- Acres High/Wooded
15+/- Scenic Natural Woodlands
800 Acre All Sports Lake
Natural Springs

SEALED BIDS DUE:

THURSDAY, APRIL 27, 2017
BY 12:00 PM

PROPERTY INFORMATION

County: Steuben
Annual Taxes: \$843.16
Parcel ID: 76-10-21-000-032.000-009
76-10-21-000-031.000-009
76-10-22-000-023.000-009
76-10-22-000-023.020-009
76-10-21-000-037.000-009

HISTORY: Same family since 1900.



The Callender Lake Farm provided a magical childhood for us. We swam, canoed, rode our horse Goldie, water skied, ice skated, fished, camped, also learned the names of spring flowers, grasses, and wildlife, and is a hunting paradise.

Our children and their children, thirty three in all, hope another family, individual, or conservation minded group will recognize the importance of the history and try to preserve the beauty so they can "live in the lap of luxury" and add their story to ours.





Pamela K. Rose Auction Co. LLC

REAL ESTATE | AUCTIONEERS | CONSULTANTS

100 W Big Beaver Road, Suite 200, Troy, Michigan 48084

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SEALED BID AUCTION

89+/- ACRES WITH 2,000+/- FEET OF WATERFRONT ACCESS

17+/- ACRES OF ROLLING TREES WITH RAVINE

5501 SOUTH STATE ROUTE 1, HAMILTON, INDIANA 46742

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3 SEPARATE PARCELS TOTALING 107+/- DEEDED ACRES

BIDDING PROCEDURES: Bidding is via sealed bid auction with bids due no later than 12:00 pm EDT, on Thursday, April 27, 2017, by electronic delivery to michael@pamelaroseauction.com or to the offices of Pamela Rose Auction Company, Attention: Michael Murray, 5825 Weckerly Road, Whitehouse, Ohio 43571.

CERTIFIED FUNDS REQUIRED TO BID: Parcel #1 - 10% deposit and Parcel #2 and #3 - \$5,000 deposit per parcel. Funds to be sent via wire transfer or next day delivery of a Bank Check payable to Greater Metropolitan Title.

CLOSING DATE: to be held within 45 days of auction or before Monday, June 12, 2017.

DOCUMENTS AVAILABLE: A bidder's packet containing all auction purchase contracts will be available online.

BUYER'S PREMIUM: A ten percent (10%) Buyer's Premium will be added to the final bid price.

BROKER PARTICIPATION INVITED: Broker participation is welcomed - call for registration forms and guidelines at 877-462-7673 or obtain online under Resources then click Realtor Registration.

DISCLAIMER: All information in this brochure was derived from sources believed to be correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspection of property and records. Any other terms and conditions will be announced day of auction and will take precedence over printed material.

