

# Land Auction

**Thursday, August 5, 2021 - 6:00 P.M.**

Auction conducted at Wells Co. 4-H Community Center  
1240 4-H Park Road, Bluffton, IN 46714

**6.67 Acres: Woods, Pasture, Small Pond, and Barn  
Nottingham Twp., Section 5, Wells County, IN**



Property Located: 1375 E 700 South, Poneto, IN 46781 or 1 mile south of Poneto to 700 South, then 1.3 miles east, or approximately 2 miles west of State Road 1 on 700 South.

Offering a 6.67 acre lot with approximately 1.3 acres wooded, pasture area, 17'x38' barn, and small pond. Electricity is on the site.

Terms: An earnest money deposit of \$5,000 will be required the day of the sale. The balance will be due at final closing upon delivery of an Owners Policy of Title Insurance insuring marketable title, and delivery of a Deed. This real estate is sold for cash terms and not subject to any lender requirements. Buyers needing financing must have financing arranged prior to the auction.

Taxes: Current real estate taxes are \$94.76 for the 2020 payable 2021 taxes. Seller has paid the current years taxes. The 2021 payable 2022 taxes will be prorated to the day of final closing.

Possession: Buyer will receive possession upon final closing.

Closing requirements: Closing shall occur on or before September 10, 2021. The title company closing fee shall be shared equally between Buyer and Seller. Seller will provide a survey dated February 7, 2005.

Note: All information is believed to be true and accurate. The Real Estate is sold on an "AS IS" basis with no warranty or representation either expressed or implied. The Auction Company and it's representatives are exclusively the agents of the Seller. Any statements made the day of sale will take precedence over printed material.

This Real Estate is being sold subject to the approval of Max Tyner.

Please direct all inquiries to Jody Holloway at Holloway Auction Company, Inc. 260-824-5060 or 260-273-0999 (cell)

**Tyner, Owners**



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