

REAL ESTATE DESCRIPTION

3080 County Road 37, Waterloo, In 46793

Total Acres: There are 53.78+/- acres located in Waterloo, Indiana, DeKalb County that will be sold at public auction without reserve. There will be 8 tracts offering everything from building sites, tillable ground, and a beautiful existing country ranch home on a full walkout basement that offers over a total of 4000 sq .ft., outbuilding and many wooded areas to timber or wildlife habitat for an outdoorsman's dream.

Tract 1: 4.46+/- acres offers approx. 383 feet of road frontage on CR 37. Country log home built in 1986 by Winkleman Log Homes with 3 bedrooms and 3 full baths, 1920 Sq. Ft. main level, open floor plan that also offers a 16 x 16 breeze way between the house and 3 car garage w/ a drive thru bay. This home is on a full walkout basement with 1920 sq. ft. below that also has a one car garage bay leading out back. Included in this tract is a 36 x 60 outbuilding with (4) overhead doors, hair salon area with a half bath and loft area above with an office.

Tract 2: 2.41+/- acres offers 60 feet of frontage on CR 37. This could make the perfect building site for your next home or addition to tract 1.

Tract 3: 11.21+/- acres offers 60 feet of frontage on CR 37. This tract leads you back to beautiful setting surrounded by a stream and approximately 3 acres of hardwoods and the balance is tillable.

Tract 4: (Swing): 5.22+/- acres of hardwoods and trails. This tract could be purchased in combination with tracts 1, 3 or 5.

Tract 5: 6.89+/- acres of open tillable ground that offers approx. 286 feet of road frontage on CR 37. This tract could be a perfect building site.

Tract 6: 6.89+/- acres of open tillable ground that offers approx. 286 feet of road frontage on CR 37. This tract could be a perfect building site.

Tract 7: 7.43+/- acres of open tillable ground that offers approx. 75 feet of road frontage on CR 35 and could make a perfect building site.

Tract 8: 9.27+/- acres of open tillable ground that offers approx. 75 feet of road frontage on CR 35 and could make a perfect building site.

Auction to be held at Bartkus Auctioneers Gallery: 11595 State Road 205, Laotto, IN 46763

NOT SUBJECT TO APPRAISAL OR FINANCING. ALL SALES ARE FINAL AND SOLD AS IS.

There will be a 2% buyer's premium to be paid at closing.

