

AUCTION MARKETING

DIRECT MAIL BROCHURES

NORTHWEST ALLEN COUNTY LAND AUCTION
TUESDAY, FEBRUARY 18TH • 6PM
 Auction to be held at Bartkus Auctioneers Gallery: 11595 State Road 205, Laotto, IN 46763

114[±] Acres
 Offered in 6 Tracts



PROPERTY DESCRIPTION:
 Total Acres: There are 114[±] acres located in Northwest Allen County that will be sold at public auction without reserve. There will be tracts offering everything from building sites, tillable ground, existing home sites, and wooded areas to timber or wetlands for an outdoorsman's dream.

Tract 1: There are 7[±] acres that could be a building site that will offer a high spot to locate your outdoor or daylight business here. This site is bordered on the west and south side with a water drainage. Currently used as a hay field. There is roughly 150' of road frontage.

Tract 2: There are 3[±] acres located on this parcel. 17 acres of this parcel is buildable and will nearly 200' of frontage is ideal for multiple building sites. The remaining 21 acres is tillable ground that is suitable for tillable use. There are 6.75 acres of this tract currently enrolled in the USDA CRP with 7 years left. This contract pays \$14.12 per acre. There will be a 1/4 mile of road frontage.

Tract 3: There are 2[±] acres with a 1200 sq. ft. 3 bedroom bath home on a full unfinished basement. This property currently generates 5000 per month rent and offers a 2 car detached garage and a 2x4 40' shed (industrial) shop. There will be roughly 300' of road frontage. This home is currently rented and owners would like to remain as tenants if possible otherwise they will have 60 days after closing to remove.

Tract 4: There are 20.5[±] acres with this parcel. Of this there is approximately 6.5 acres of hardwood that is high ground which could be a potential building site or timber sales. The remaining acreage is better ground that is suitable for tillable use. There is approximately 120' of road frontage on this tract.

Tract 5: There are 5[±] acres that total a 40 x 40 shed outbuilding, 30 x 74 barn, 30 x 20 shed lot for storage, 4" water well, an iron electric service, 1000' of gas line with a 6" burner and a 4000' of gas line in a house. Property taxes are not current. With approx. 450' frontage, 40 x 40 shed for storage and everything from this tract offers many uses possible building on.

Tract 6: There are 33.5[±] acres that offer a paradise for the outdoorsman. This tract allows you access to some of the most private wetlands in Allen County that border water and down it offers access to 1.5 miles of the contiguous 12 miles long water lake area. The remaining acreage is restricted to tillable use or hay.

REAL ESTATE AUCTION TERMS:
 Bids: Payment: 100% Down Payment on the day of auction with the balance to be paid at closing. Cash, cashier's check, personal check or money order. No financing will be provided. Bids are subject to the terms and conditions of the auction. The auctioneer is not responsible for the condition of the property. The auctioneer is not responsible for the condition of the property. The auctioneer is not responsible for the condition of the property.

Othering: The balance of the purchase price is due at closing which will take place within 30 days of presentation of the property title. Strongly recommended that the buyer obtain title insurance. The auctioneer is not responsible for the condition of the property. The auctioneer is not responsible for the condition of the property. The auctioneer is not responsible for the condition of the property.

NOT SUBJECT TO APPRAISAL
 *There will be a 2% fee

BARTKUS AUCTIONEERS
 Auctioneer: Steve Bartkus
 Visit BartkusAuctioneers.com

NEWSPAPER ADVERTISING

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Building Sites
Tillable Ground
Country Home & Barns
Wooded Land
Wetlands
Outdoorsman's Dream

BARTKUS AUCTIONEERS
 Auctioneer: Steve Bartkus 260.437.6555
 Visit BartkusAuctioneers.com or AuctionUp.com for full listing.

ABSOLUTE REAL ESTATE AUCTION
THURSDAY, APRIL 22ND, 2021 • 6PM
 Auction Location: Bartkus Auctioneers Gallery
 11595 State Road 205, Laotto, IN 46763
 Property Location: 5828 McComb Rd
 Huntertown, IN 46748

130[±] ACRES
 Offered in 9 Tracts

LAND INSPECTIONS & OPEN HOUSE
 SUN, MARCH 28TH, APRIL 11TH • 1PM - 3PM
 & SUN, APRIL 18TH • 1PM - 3PM
 Meet a Bartkus Auction Representative at the Home.

Auction Manager
Steve Bartkus
 260.437.6555
 Lic. #AU11100072

BARTKUS AUCTIONEERS
 bartkusauctioneers.com

POSTCARD MAILERS

ONLINE ONLY AUCTION
 280 Penner Drive, Fremont, IN 46737
 Steuben County

Bidding Ends: June 11th • (Starts Closing 7pm)



• Offered in 2 Tracts
 • 2,544 Sq. Ft. / 3 Bedroom Home
 • Access to Round & Clear Lake
 • Superb Out Lot with 30' x 40' Heated Garage
 • Beautiful Lake & Wildlife Views

BARTKUS AUCTIONEERS
 Auctioneer: Steve Bartkus 260.437.6555
 Visit BartkusAuctioneers.com to Register & Bid Now!

ONLINE AUCTION
 280 Penner Drive, Fremont, IN 46737

TRACT A: This impressive 2544 sq. ft. ranch home with 3 bedrooms 2 1/2 bathrooms, 27 rooms. The lot will include an underground 1/2" L.C. that includes access to Round and Clear Lake. Private view of the lake and pond and pasture and fields in the back.

TRACT B: Superb out lot with 30' x 40' heated garage, 30' x 40' outbuilding. This outbuilding could be the perfect fit. There is a 12' x 40' shed that will give you a total of 1600 sq. ft. in storage. 500 amp electric service and water hook up.

CALL FOR PRIVATE VIEWING
 260.437.6555

BARTKUS AUCTIONEERS
 Auctioneer: Steve Bartkus 260.437.6555
 Visit BartkusAuctioneers.com

NORTHWEST ALLEN COUNTY AUCTION
 18029 Wappes Rd, Churubusco, IN 46723

114[±] ACRES
 Offered in 6 Tracts

TUES., FEB. 18TH • 6PM

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

PROPERTY DESCRIPTION: There are 114[±] acres located in Northwest Allen County that will be sold at public auction without reserve. There will be 6 tracts offering everything from building sites, tillable ground, existing home sites, and wooded areas to timber or wetlands for an outdoorsman's dream.

OWNERS: Tom & Sue Stonestreet

BARTKUS AUCTIONEERS
 Steve Bartkus
 260.437.6555
 Lic. #AU11100072

Check our Website for Updated Information
 www.BartkusAuctioneers.com

PROPERTY SIGNAGE

ABSOLUTE LAND AUCTION

130[±] ACRES
 IN 9 TRACTS

SAT, MAY 15TH • 6PM

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ABSOLUTE LAND AUCTION

130[±] ACRES
 IN 9 TRACTS



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TRACT 2
 2.75[±] AC.

BARTKUS AUCTIONEERS

TRACT 3
 2.75[±] AC.

BARTKUS AUCTIONEERS

FACEBOOK MARKETING

Bartkus Auctioneers
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Upcoming **OPEN HOUSE!** Sunday, March 28th!
Absolute Real Estate Auction! 130 ± acres
LIVE Auction with Simulcast!
Selling ... [See More](#)



ABSOLUTE REAL ESTATE AUCTION
THURSDAY, APRIL 22ND • 6PM
Huntertown, Indiana • Allen County
130± Acres
Offered in 9 Tracts

9,187
People Reached

708
Engagements

Boost Again

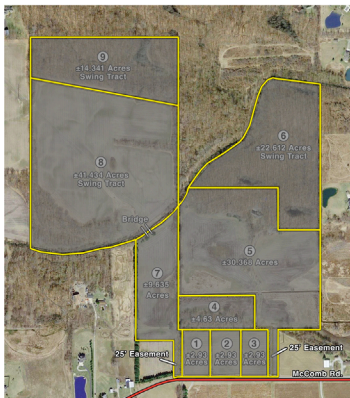
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Home / Auctions / LIVE & SIMULCAST McComb Rd Multi Par Auction

LIVE & SIMULCAST McComb Rd Multi Par Auction



[Click here to view these wonderful properties & all the potential!](#)

Total Acres: There are 130+/- acres located in Northwest Allen County that will be sold at public auction without reserve. There will be 9 tracts offering everything from building sites, tillable ground, and a beautiful existing 5000 sq. ft. ranch home on a full walkout basement, outbuilding and many wooded areas to timber or wildlife habitat for an outdoorsman's dream.


Starts In: 23 Days 9 Hours

Info Bid History Messages

Login

Winning Bids	—
There are currently no winning bids	
Backup Bids	—
There are currently no backup bids	
Combo Bids	—
There are currently no combo bids	
Bid History	—
There are currently no bids	

YOUTUBE PROPERTY VIDEOS




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DRONE PHOTOGRAPHY & VIDEO



BIDDER INFORMATION PACKETS



130± ACRES
Offered in 9 Tracts
McComb Road, Huntertown, Indiana - Allen County

ABSOLUTE REAL ESTATE & PERSONAL PROPERTY AUCTION

- Tillable Cropland
- Hunting & Recreation
- Potential Building Sites
- Beautiful, Secluded Home & Garage
- Excellent Location

OFFERED LIVE & SIMULCAST ONLINE
Pre-Register at BartkusAuctioneers.com

LAND AUCTION - THURS, APRIL 22ND • 6PM
Held at the Bartkus Auctioneers Gallery - LaOtto, IN

PERSONAL PROPERTY AUCTION SAT, MAY 15TH • 10AM ON SITE

Auction Manager
Steve Bartkus
260.437.6555
bartkusauctioneers.com

