

# PHONE BID AUCTION

**ends Tuesday, March 25<sup>th</sup> at 4pm**

**OPEN HOUSES:** Tuesdays (March 4, 11, 18) from 4 to 6pm

SELLER: Mark & Kayla Yoder

7 acres  
**TWO-HOME  
FARMETTE  
in NAPPANEE**

**24675 COUNTY RD 54**  
Nappanee, IN 46550

Located 0.25 miles from CR-11, or 1 mile from US-6.  
4 miles east of downtown Nappanee.

**STARTING BID  
\$450,000**

This 7-acre farmette just northeast of Nappanee is set up for country living with space for family, rental income, or a nice farm. The main home offers plenty of room, while the second home adds flexibility. A heated shop, horse stable, fruit trees, root cellar, and a private backyard campfire area round out this well-equipped property. Whether you're looking for extra space, income potential, or a quiet place to call home, this one checks all the boxes!

## **HOME (5 bd, 2 bth, 3,680 sqft)**

- Enclosed front porch
- Walkout basement with second kitchen
- Wood stove heat in living room, plumbed for baseboard heating
- Washer and dryer included
- Water softener
- Fully electric
- Rainwater cistern
- New shingles on roof
- 4" well

## **HOME (2 bd, 1 bth, 1,120 sqft)**

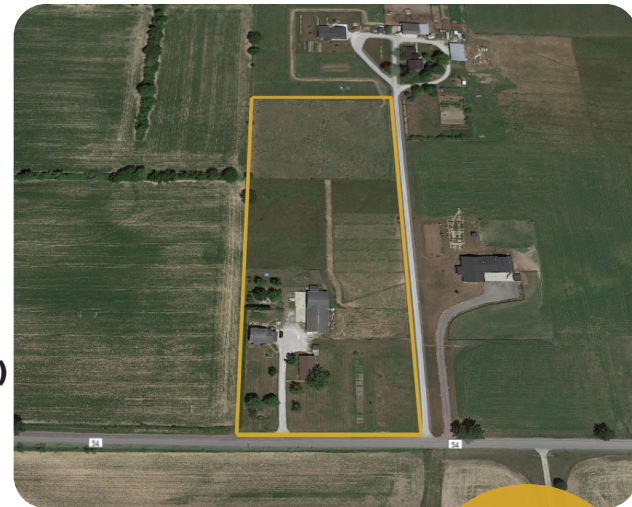
- Natural gas heating

## **BARN & SHOP COMBO**

- Two shop areas (one is heated)

## **HORSE STABLE**

- Two box stalls
- Four tie stalls
- Separate fencing



See full gallery  
on [brightstarres.com](https://www.brightstarres.com)



**TO PLACE BIDS, CALL**  
**JESSE RIEGSECKER**  
**(574) 612-7277**  
Broker, Auctioneer



**FOR PROPERTY INFO, CALL**  
**LEON KRAMER**  
**(260) 463-1446**  
Broker, Auction Manager

5% down day of auction, non-refundable. Balance due at closing in approximately 30 days.  
Property lines drawn are approximate. Property to sell per seller's confirmation.

