



Middlebury, Indiana

SUMMIT SUBDIVISION DEVELOPER CLOSE OUT



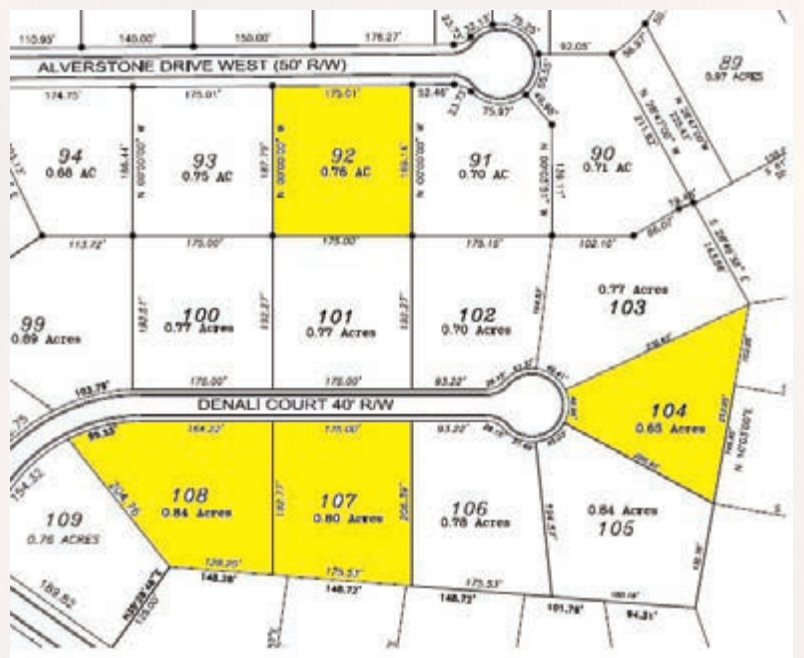
REAL ESTATE AUCTION

Saturday, November 9, 2019 at 10:00 am

Property and Auction Location: The Summit Subdivision is on the north side of CR 14 East of CR 35 and West of CR 8. Watch for auction signs.

**FOUR PLATTED HOME SITES SOLD
SEPARATELY WITHOUT RESERVE
— NO MINIMUM —**

- **Site 92** 13720 Alverstone Drive West
0.76 acres 175 x 189 (apx)
- **Site 104** 13650 Denali Court
0.76 acre cul-de-sac site (pie shaped)
- **Site 107** 13714 Denali Court
0.80 acre 175 x 206 (apx)
- **Site 108** 13750 Denali Court
0.84 acre 259 x 192 (apx)



All four of these sites are shovel ready nicely wooded home sites, soil bores done (conventional systems) and on file with Elkhart Co. Health Dept. Sold subject to the recorded Protective Covenants of The Summit. For high resolution map and other information go to www.bartelandcompany.com

The Summit has earned the reputation as one of Elkhart County's finer residential communities. Located just one mile north of the Middlebury School campus. Finer Homes constructed on site, by professional builders are required. Square footage minimums are 1,800 square feet for a ranch and 2,000 for all others. All home and site plans must be approved by the Summit Architecture Control Committee of The Summit HOA. HOA dues are \$50 per year.

Segra Properties began developing The Summit in 1999, after 20 years, 2 Parade of Home Shows, and 100's of home sites sold, it's time to finish. All sites will be sold to the highest bidder regardless of price.

Arrange Financing and Bid Last! Do not find out after the Sale that you would have easily paid more than the high bid for one or more of these tracts.

Walking Inspections are welcome anytime

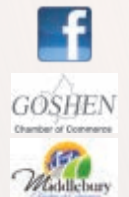
Auction Terms: Winning Bidder will provide a 10% of the bid deposit and agree to a closing in 30 days. Seller will provide clear title and title insurance. No Buyer Premium. Any announcements made day of auction will have precedence over any previous statements or ads.

Bartel & Company, Realtors-Auctioneers, Middlebury Indiana, has managed the development, construction and marketing of this 204-acre project, a.k.a. The Summit, on behalf of Segra Properties LLC since 1994.

SELLERS:
SEGRA
PROPERTIES LLC



Auction Conducted by:
BARTEL & COMPANY AUCTIONEERS
Middlebury, IN 46540 574-825-2115
Brad B. Hooley, Auctioneer-Broker AU09200009
Tim Herli, Auctioneer AU19500024
www.bartelandcompany.com



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