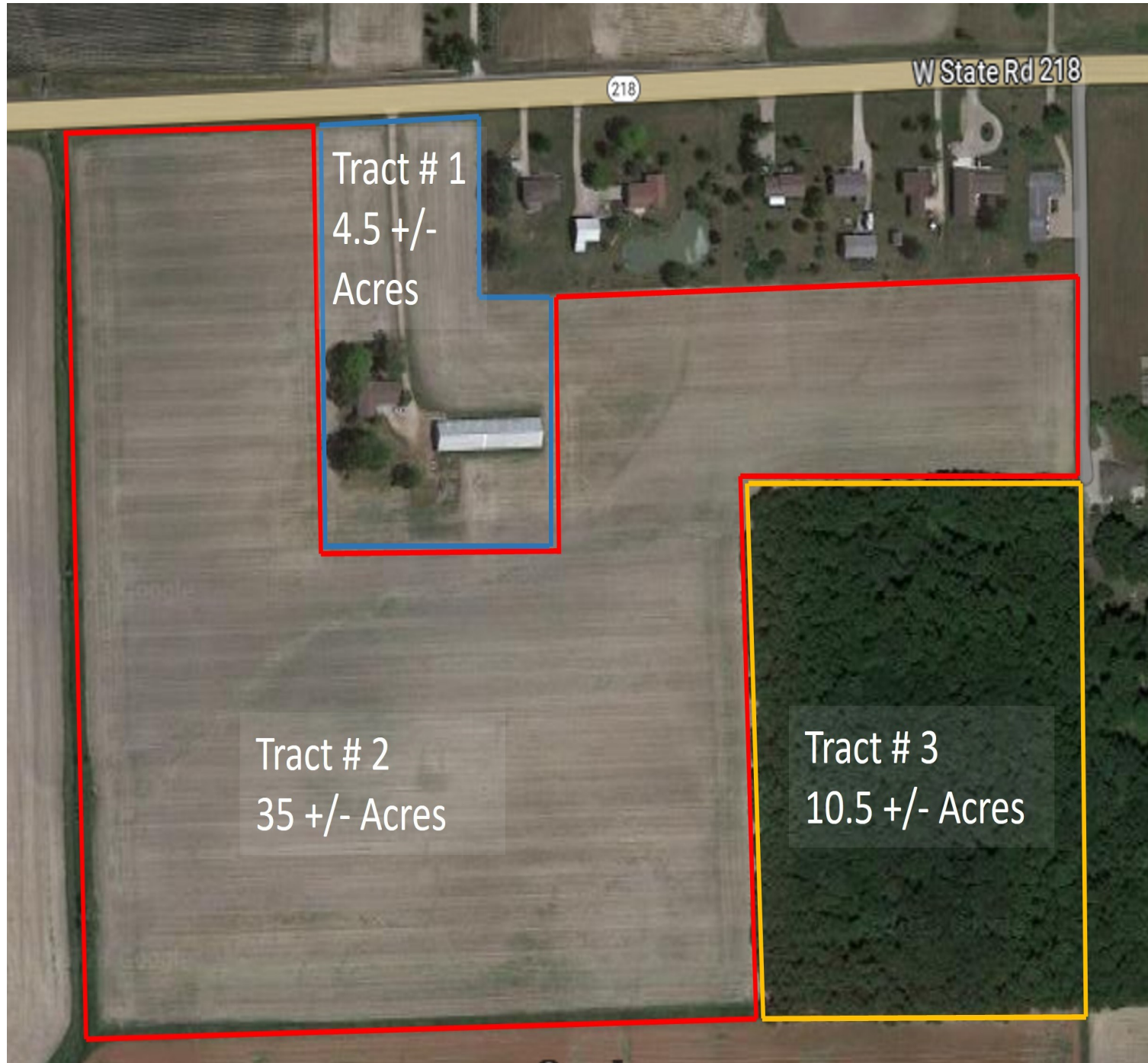




**Kurt Ness**, Auction Manager  
 260.417.1545 | Kurt@nessbros.com

Sellers: Steve E. Liechty Estate



# Auction

**50+/- Acres offered in 3 Tracts**



**Thursday, Nov. 9 @ 6:30**

Clock Tower Inn @ 1335 US Hwy 27, Berne, IN



[www.NessBros.com](http://www.NessBros.com)

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Open Houses:

Sun. Oct. 29 @ 1 - 2pm and Sun. Nov. 5 @ 1 - 2pm

[www.NessBros.com](http://www.NessBros.com)

The 50 acres +/- will be offered in 3 tracts individually, combinations or as a whole unit. **TRACT #1** is 4.5 acres and consists of a 7 room Ranch 4 Bedroom Home with partial finished basement, 1 1/2 baths and attached 2 car garage. Also, on this tract of land is a 40' x 191' pole building (former chicken house). **TRACT #2** is 35+/- acres of farmland. **TRACT #3** is "swing lot" of 10.5+/- acres of wooded land which may only be purchased in combination with Tract 2 or by any adjoining property owner. Qualified Bidders may Bid Online, Call Ness Bros for Details.

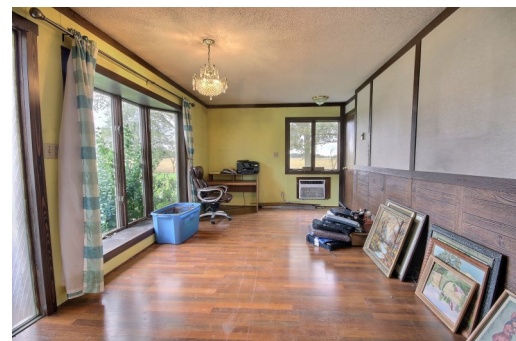
**LIVING** 24' x 14'  
Wood Trim & Doors,  
Carpet.



**KITCHEN** 12' x 10'  
Wood Cabinets,  
Stainless Sink,  
Recessed Lighting  
Laminate Flooring.



**DINING ROOM** 14' x 12'  
Open to Kitchen  
Laminate Flooring.



**FAMILY ROOM** 18' x 10'  
Wood Trim Doors and Walls,  
Laminate Flooring,  
Bay Window,  
Wall A/C Unit



**LAUNDRY** 6' x 5'  
Electric Hookups



**HALF BATH**  
Pedestal Sink



**MASTER** 14' x 11'  
Main Floor,



**FULL BATH**  
Main Floor  
Walk-in Tub/Shower,  
Double Vanity,  
Tile Floors.

**BEDROOM 2** 13' x 11'  
Main Floor,



**BEDROOM 3** 12' x 11'  
Main Floor

**BEDROOM 4** 12' x 10'  
Main Floor,



**BASEMENT STORAGE**  
28' x 17'



**BASEMENT LIVING**  
1,528sqft  
Woodburning Fireplace  
Formica Counter Bar  
Drop Ceiling

**GARAGE:** 27' X 25'  
Attached

**POLE BUILDING**  
40' x 191'  
Detached



LIVE & ONLINE  
SIMULCAST