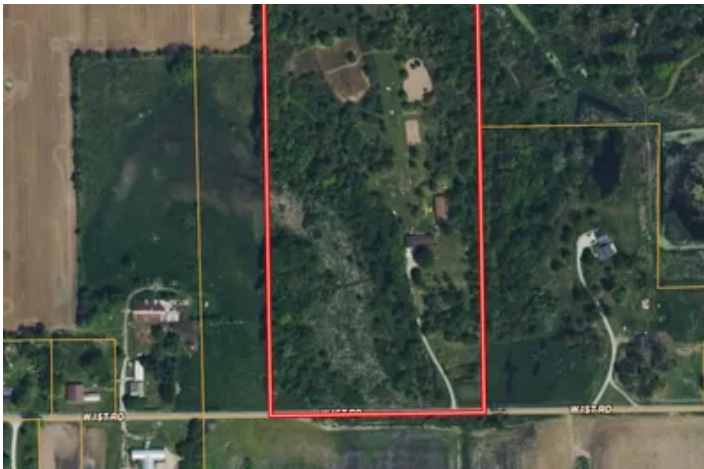


ONLINE ONLY AUCTION - 20340 1st Rd Walkerton, IN
46574 - 1512 Sq ft Home - 2 Beds and 2 Full Bath - 20
acres
20340 1st Rd
Walkerton, IN 46574

20± Acres
Marshall County



**ONLINE ONLY AUCTION - 20340 1st Rd Walkerton, IN 46574 - 1512 Sq ft Home - 2 Beds and 2 Full Bath - 20 acres
Walkerton, IN / Marshall County**

SUMMARY

Address

20340 1st Rd

City, State Zip

Walkerton, IN 46574

County

Marshall County

Type

Residential Property, Hunting Land, Single Family, Recreational Land

Latitude / Longitude

41.463916 / -86.452516

Dwelling Square Feet

1,512

Bedrooms / Bathrooms

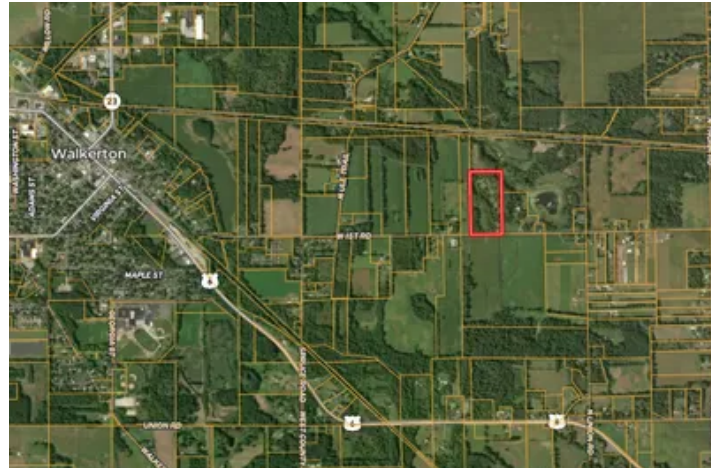
2 / 2

Acreage

20

Property Website

indianalandandlifestyle.com



ONLINE ONLY AUCTION - 20340 1st Rd Walkerton, IN 46574 - 1512 Sq ft Home - 2 Beds and 2 Full Bath - 20 acres Walkerton, IN / Marshall County

PROPERTY DESCRIPTION

ONLINE ONLY AUCTION - 20 +/- ACRES WITH HOME & OUTBUILDINGS

20340 1st Road | Walkerton, IN 46574 | Marshall County - Polk Township

AUCTION INFORMATION

Auction Date: December 3, 2026

Bidding Ends: 6:00 PM Eastern Time (Soft Close)

Auction Type: Online Only Auction

An excellent opportunity to purchase **20 +/- acres in Marshall County, Indiana**, featuring a manufactured home, oversized attached garage, pole building, and a beautiful mixture of open ground and classified forestland.

Located at 20340 1st Road in Walkerton, Indiana, this rural property offers privacy, recreational opportunities, and plenty of room to enjoy country living.

THE HOME & IMPROVEMENTS

According to county records, the manufactured home was constructed in 1997 and offers approximately **1,512 square feet of finished main-level living space**, featuring 2 bedrooms and 2 full bathrooms.

Additional improvements include:

- Oversized attached garage - approximately 896 square feet (28' x 32')
- 32' x 70' pole building, approximately 2,240 square feet
- Partial basement with approximately 540 square feet of recreational finished area noted in county records
- Enclosed porch and wood deck
- Central forced-air heating

LAND & RECREATIONAL OPPORTUNITIES

The property consists of 20 +/- acres with rolling terrain and a combination of wooded and open ground. Approximately **15.42 acres are enrolled in Indiana's Classified Forest Program**, providing a unique opportunity for those interested in conservation, wildlife habitat, and recreational land ownership.

The existing Classified Forest Program enrollment will transfer with the deed, and the buyer will assume the applicable program requirements and restrictions.

With the wooded acreage, established homesite, pole building, and additional open ground, this property offers possibilities for hunting, outdoor recreation, equipment storage, a country residence, or a weekend retreat.

Don't miss this opportunity to bid on 20 +/- acres with a home and outbuildings in Marshall County, Indiana!

Bidding ends December 3, 2026, at 6:00 PM Eastern Time with a soft close.

For additional information, contact Auction Manager:

Brecken Kennedy | Land Specialist

Mossy Oak Properties

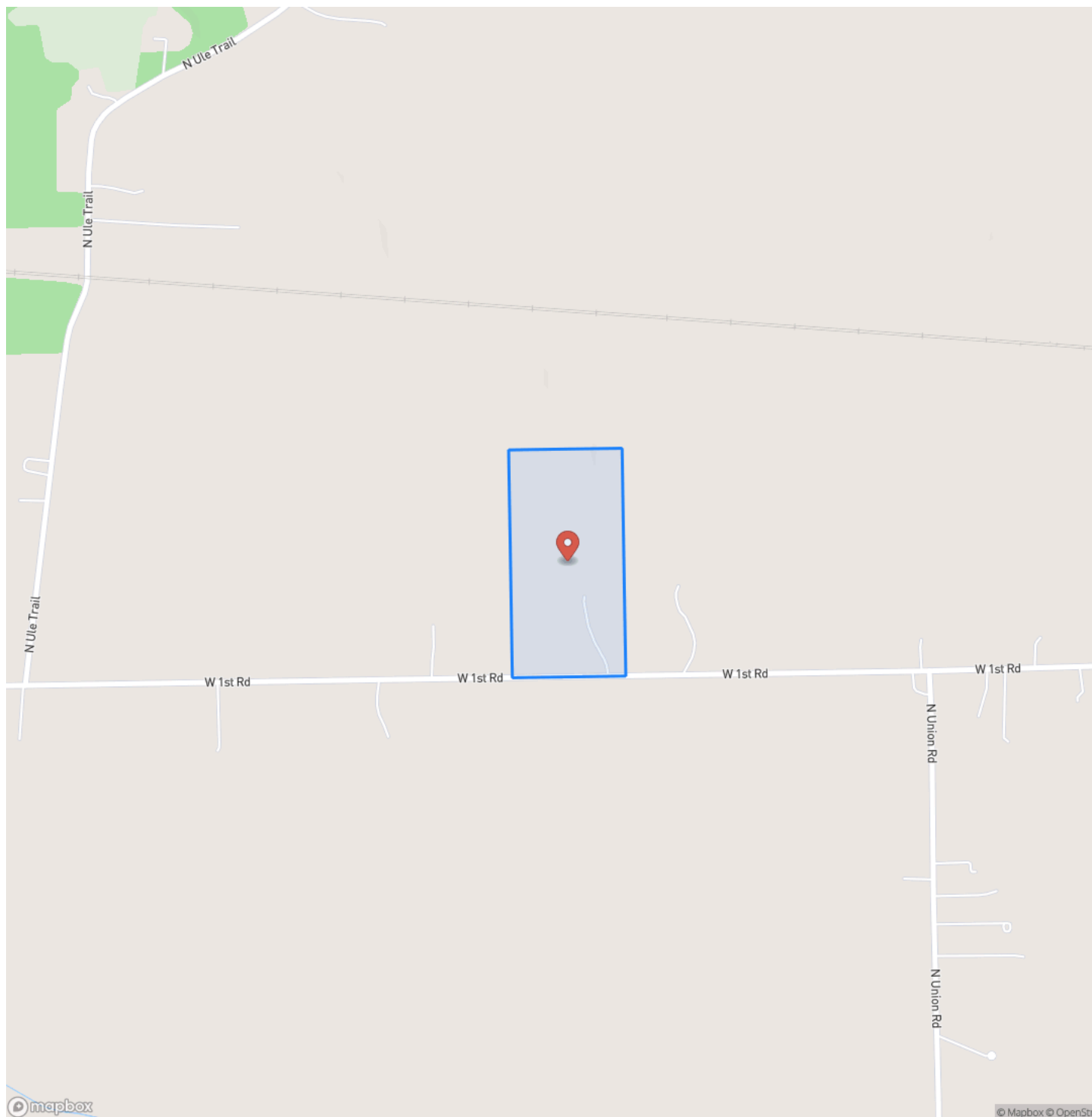


[260-578-7661](tel:260-578-7661)
mossyoakbrecken@gmail.com

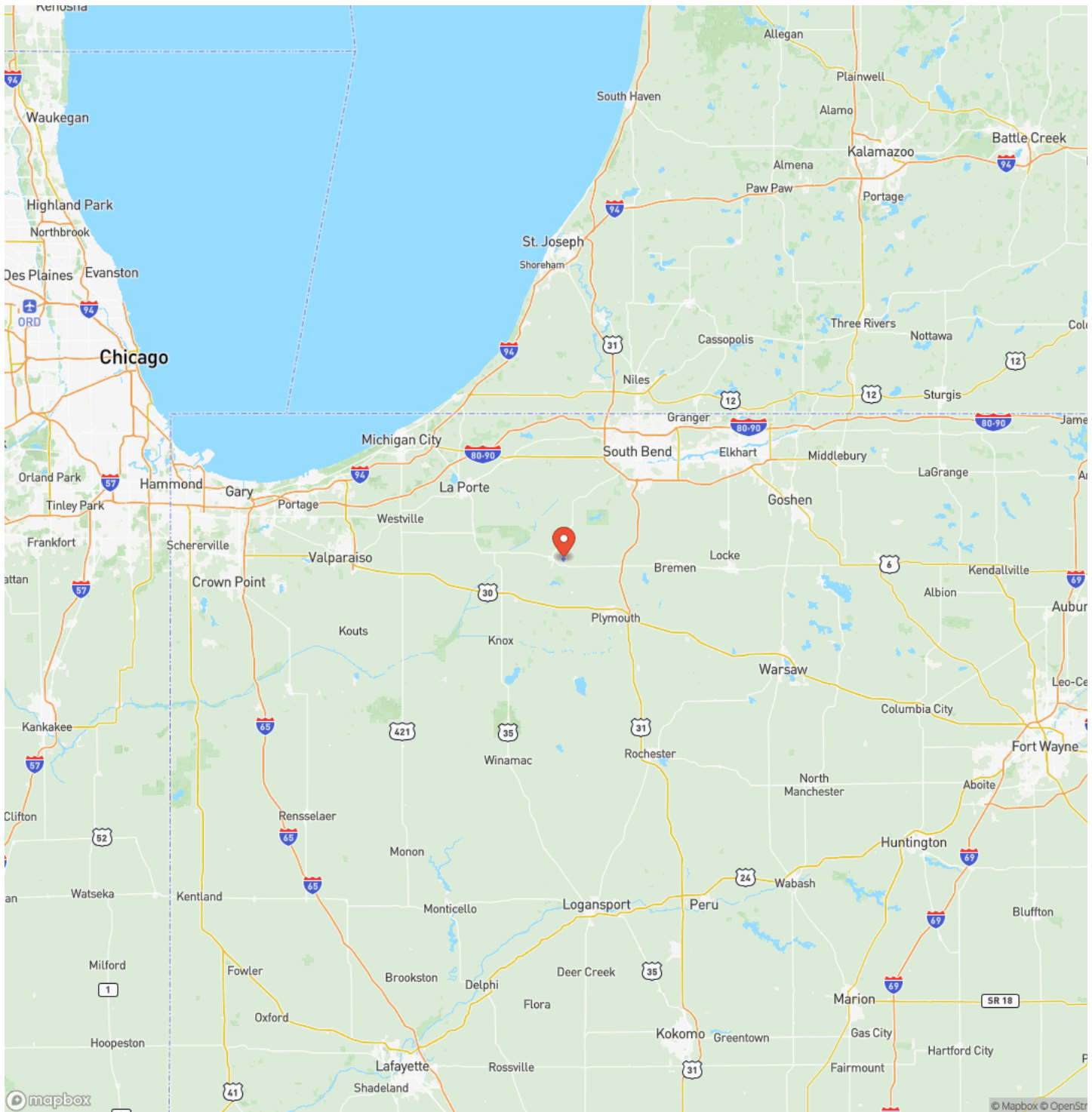
ONLINE ONLY AUCTION - 20340 1st Rd Walkerton, IN 46574 - 1512 Sq ft Home - 2 Beds and 2 Full Bath - 20 acres
Walkerton, IN / Marshall County



Locator Map



Locator Map



ONLINE ONLY AUCTION - 20340 1st Rd Walkerton, IN 46574 - 1512 Sq ft Home - 2 Beds and 2 Full Bath - 20 acres
Walkerton, IN / Marshall County

Satellite Map



ONLINE ONLY AUCTION - 20340 1st Rd Walkerton, IN 46574 - 1512 Sq ft Home - 2 Beds and 2 Full Bath - 20 acres Walkerton, IN / Marshall County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brecken Kennedy

Mobile

(260) 275-8557

Office

(260) 578-7661

Email

bkenedy@mossyoakproperties.com

Address

13142 N 700 W

City / State / Zip

Silver Lake, IN 46982

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, typical of notebook or legal stationery. The background is a solid off-white color, and there are no margins, text, or other markings present.



<https://indianalandandlifestyle.com/>

DISCLAIMERS

AUCTION TERMS & CONDITIONS

ONLINE ONLY AUCTION - 20 +/- ACRES WITH HOME & OUTBUILDINGS

Property Address: 20340 1st Road, Walkerton, IN 46574 - Marshall County

Auction Date: December 3, 2026

Auction End Time: 6:00 PM Eastern Time (Soft Close)

Auction Type: Online Only

Buyer's Premium: NONE

Please review all auction terms and conditions carefully before placing a bid. By participating in this auction, all bidders acknowledge and agree to the following conditions.

FINANCIAL OBLIGATIONS

Earnest Money: A 10% NON-REFUNDABLE earnest money deposit is required from the successful bidder and must be delivered to McKesson Title Company within 24 hours of the auction's conclusion and Seller's acceptance.

No Financing Contingencies: Bidding is NOT subject to financing. All bidders must have their funds secured prior to bidding and be capable of paying the remaining purchase balance at closing.

Buyer's Premium: There is NO BUYER'S PREMIUM associated with this auction.

Real Estate Taxes: Real estate taxes shall be prorated to the date of closing. Buyer assumes responsibility for all real estate taxes thereafter.

Closing Costs: All closing costs, including title work and the Owner's Title Insurance Policy, shall be split equally (50/50) between Buyer and Seller.

SELLER'S RESERVE

The Seller reserves the right to establish and enforce a reserve price on the property. The property shall not be sold unless the reserve price is met or otherwise waived by the Seller. All final bids are subject to Seller's acceptance.

PROPERTY DETAILS & CLASSIFIED FOREST PROGRAM

Acreage: The property consists of approximately 20 +/- acres. All acreage, dimensions, and boundaries are estimates based on existing legal descriptions, county records, or aerial mapping.

Survey Policy: NO NEW SURVEY WILL BE PROVIDED OR COMPLETED as part of this sale. Buyer accepts the property with its existing legal description, boundaries, and acreage. The final purchase price shall not be adjusted based on actual acreage.

Classified Forest Program: Approximately 15.42 +/- acres are currently enrolled in Indiana's Classified Forest Program. This enrollment shall transfer with the deed, and Buyer agrees to assume the existing program and comply with all applicable requirements, restrictions, and obligations associated with the enrollment.

Easements: The property is being sold subject to any and all existing easements, restrictions, and matters of record.

PROPERTY CONDITION & DUE DILIGENCE

AS-IS, WHERE-IS SALE: The property, including the manufactured home, attached oversized garage, pole building, land, and all other improvements, is being sold strictly AS-IS, WHERE-IS, without any warranties or representations, expressed or implied, by Seller or Auction Company.

All bidders are solely responsible for conducting their own independent inspections, investigations, and due diligence prior to bidding. The sale is NOT contingent upon financing, inspections, appraisal, or property condition.

Prospective bidders may inspect the property at their own risk and are expected to respect the premises.

All information provided is believed to be accurate but is not guaranteed. Bidders should independently verify all property information before placing a bid.

CONTRACT & CLOSING

Bid Acceptance: The highest bid is subject to Seller's final approval. Seller reserves the right to accept or reject the final bid.

Purchase Agreement: Upon Seller's acceptance, the successful bidder must immediately execute the required Real Estate Purchase Agreement.

Closing Date: Closing shall take place within 10 days before or after January 28, 2027, unless otherwise mutually agreed upon in writing by Buyer and Seller.

Deed: Property shall transfer by Warranty Deed.

Title Evidence: Seller shall provide a Preliminary Certificate of Title and an Owner's Title Insurance Policy, with applicable closing costs split 50/50 between Buyer and Seller.

Closing Company: McKesson Title Company.

POSSESSION & PERSONAL PROPERTY

Possession: Possession of the property shall be granted to Buyer at closing.

Remaining Personal Property: Any personal property remaining on the premises after closing shall be deemed abandoned by Seller and shall become the property of Buyer. Buyer assumes all responsibility, costs, and liability associated with its removal or disposal.

AUCTION PROCEDURES

This is an ONLINE ONLY AUCTION ending December 3, 2026, at 6:00 PM Eastern Time, with a soft close.

The Auctioneer shall have final discretion regarding bidding increments, bidding disputes, and auction conduct.

Seller and Auction Company reserve the right to deny or revoke bidding privileges if there are concerns regarding a bidder's qualifications or ability to complete the transaction.

Seller has the right to sell the property at any time during the auction.

AUCTION MANAGER

Brecken Kennedy | Land Specialist

Mossy Oak Properties

Phone: [260-578-7661](tel:260-578-7661)

Email: mossyoakbrecken@gmail.com

Caleb Emrick Auctioneer

Mossy Oak Properties Indiana Land and Lifestyle

2449 E State Road 163

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>
