

Absolute Auction

These properties will sell regardless of price!



*A Unique Opportunity to Reimagine,
Repurpose & Invest*

OFFERED IN 5 TRACTS

Monon, IN

Silver Lake, IN

With four unique buildings & an additional parking lot, each featuring its own layout, character, and potential, this auction presents an opportunity to think creatively about future residential, commercial,

investment, or adaptive-reuse possibilities! Whether you envision a new business venture, a place to live, an income-producing property, or a completely different purpose, these buildings and land offer a foundation for new ideas and future potential. For the buyer who can envision what these properties could become, this is an opportunity to create something uniquely their own.

This unique opportunity is being offered in 5 tracts via Online Auction in the multi-parcel format so that buyers will have the flexibility to purchase individual tracts, a combination of tracts, or bring a new vision to the entire offering. Bid on Each Tract Individually, Any Combination or the Entirety!

ONLINE AUCTION: Thurs. NOVEMBER 19th • 6 pm

TRACT 1

601 N. Race Street, Monon, IN 47959



Tract 1 offers a unique opportunity to reimagine a spacious building with an expansive main room, stage area, and additional lower-level space. The open layout provides a foundation for a variety of potential uses, whether envisioned as an event or gathering venue, meeting facility, creative studio, community space, or another concept entirely.

The basement adds another dimension of usable space, featuring a large open area and a separate room that could accommodate offices, storage, or other functions. With two bathrooms and multiple areas to work with, this property invites buyers to think creatively about how its layout could serve a new purpose.



TRACT 2

603 N Race Street, Monon, IN 47959



Tract 2 consists of multiple generously sized rooms and a practical layout, offering an opportunity for buyers seeking adaptable space for a future residential, business, or investment venture. Two large rooms provide flexibility for living areas, shared workspaces, meeting rooms, or other uses, while two additional smaller rooms offer possibilities for private offices, bedrooms, or specialty spaces.



A kitchen, two bathrooms, and an attached two-car garage add functionality and versatility to the property. Whether reimagined as a residential setting, professional office space, or a property tailored to a new business concept, this building offers a variety of possibilities for its next owner.

Monon Township • White County • Monon, IN

Open House: Nov. 9th from 5:30-6 pm

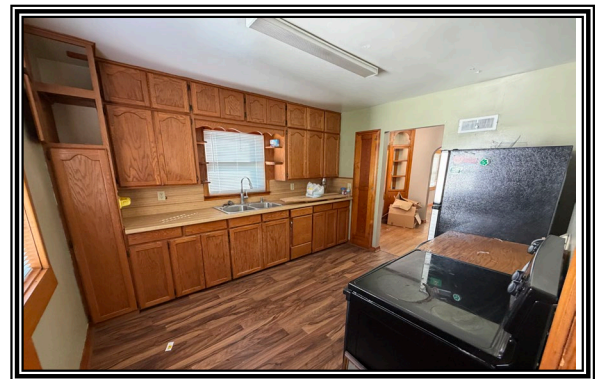
TRACT 3

605 N Race Street, Monon, IN 47959

Tract 3 presents a residential opportunity with a comfortable layout and features that offer flexibility for a variety of needs. The main level includes an open living and dining area, kitchen, three additional rooms, and one bathroom. The rooms could accommodate bedrooms, home offices, hobby areas, or other uses suited to the next owner's plans.



A full basement provides substantial additional space for storage, recreation, or workspace, while the detached two-car garage adds valuable utility.



Whether purchased as a personal residence, considered for rental purposes, or adapted to meet changing needs, this property offers a practical foundation for its next chapter.

TRACTS 4 & 5

106 W. Walnut Street, Silver Lake, IN 46982

Tract 4 stands out with its expansive interior, multiple separate rooms, and distinctive architectural

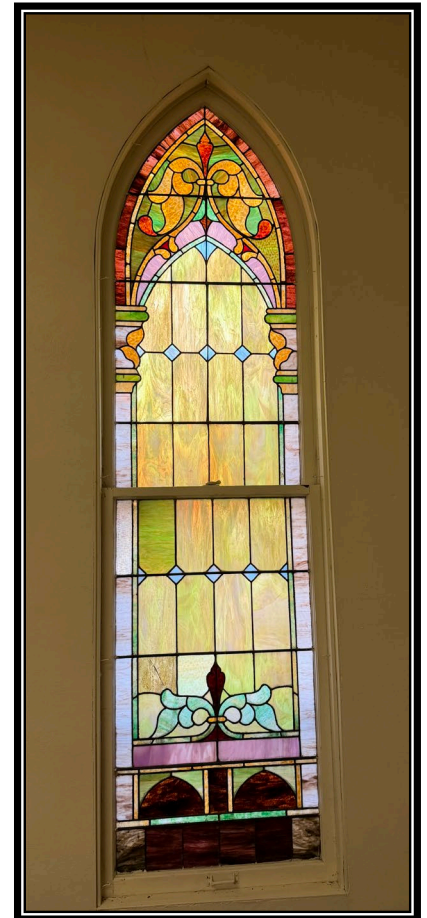
character. The large main room features a stage and beautiful stained-glass windows, creating a memorable focal point with potential for gatherings, events, meetings, or other creative applications.



Beyond the main area, several additional rooms provide opportunities for offices, studios, workspaces, classrooms, or specialized uses. A nursery-sized room, three bathrooms, and a kitchen area further enhance the building's functionality. The full basement offers a large open area along with three additional rooms, providing even more space to consider when developing a new plan for the property.

With an adjacent gravel parking lot and a combination of open gathering space and smaller individual rooms, Tract 4 offers an intriguing opportunity for buyers to explore a variety of business, community, event, or adaptive-reuse concepts.

Tract 5 consist of vacant land, creating additional flexibility for parking, expansion, outdoor space, future development or support acreage for the adjoining improvement.



Lake Township • Kosciusko County • Silver Lake, IN

Open House: Nov. 16, 2026 • 5:30 – 6 pm