



# Real Estate & Personal Property AUCTION

East of New Paris, Ind. at the corner of CR 27 and CR 48 at:  
17603 County Road 48, New Paris, Indiana 46553

## Thursday, September 14, 2023

Personal Property • 2:00 pm  
Real Estate • 6:00 pm

### Brick Ranch House - Barn - 3.04 Acres Partially Wooded

Jackson Twp. - Fairfield Schools - Great Location

Nice, Brick Ranch Home w/full basement. This is a very nice 3-acre lot on corner of County Rd. 48 and County Rd. 27 that is partially wooded.

**The Home Includes:**

- 11 x 32 kitchen/dining area including refrigerator, oven and gas cooktop stove
- 14 x 24 living room with gas log fireplace
- 11 x 15 bedroom w/closet
- 12 x 12 bedroom w/closet
- 14 x 14 master bedroom w/walk-in closet and attached half bath
- Full bath on main level
- Laundry room on main level, washer and dryer included
- Full, unfinished basement
- Gas water heater
- Hot Water Heat



- Forced air A/C unit
- 24 x 24 garage
- 28 x 36 outbuilding with overhead door. Building is divided into 2 sections.

Taxes: \$2,320 per year.

Open House  
Thurs., August 31  
4-6 pm



### — REAL ESTATE TERMS & CONDITIONS —

**DOWN PAYMENT:** 5% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

Any announcements made day of auction take precedence over printed matter.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to approval by the Sellers.

**AUCTIONEER NOTE:** Your bidding is not conditional upon financing, so be sure you have arranged financing if needed. For more information on financing or inspection, contact Hahn Auctioneers, Inc.

### Golf Cart - Antiques - Tools - Household - Miscellaneous

Older Yamaha 2-seat gas powered golf cart; Large copper kettle; Coppes cabinet; Antique and easy washstand; Go-Go electric handi-capped scooter, new battery; Jazzy 1113 handicap electric chair, new battery; Antique milk cans; 24 x20 canopy tent; 12 x 16 canopy tent; Warner aluminum stepladder; Jaws aluminum step/extension ladder; Kiln pottery oven; Antique porcelain top table; Misc. crosscut saws; Hand tools; Coleman stove; 36" aluminum pipe wrench; Value Craft band saw; Ryobi 10" planer; Couch; Loveseat; (2) swivel rockers; Antique library-style desk; Metal desk; (2) 2-drawer filing cabinets; Chest of drawers; Small commode; Dresser w/mirror; Misc. glassware; misc. kitchen items; other misc. household;

Dallas Fox,  
deceased

Mary Louise Fox,  
owner



# HAHN

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**TERMS:** Cash or Check w/proper ID.  
Credit Card with Convenience Fee  
Any Announcements Made  
Day of Sale Take Precedence  
Over Printed Matter