

# Hambrice

## REAL ESTATE

# AUCTION

West of the New CR 17 on CR 20  
to Old CR 17, then south to  
**59152 Old CR 17**  
Goshen, IN 46528

*Fantastic Property!*  
**Concord Schools**  
**3 Tracts**  
**3 Acre Potential Building Site**

**Thurs., October 12, 2023**  
**Starting at 6:00 pm**

*House • Buildings*  
*Pool • 13 Acres*

### TRACT 1

#### House, Buildings, 6.82 +/- Acres

The house and buildings includes the following:

- 16 x 25 kitchen
- 6 x 12 Laundry Room
- Double oven, microwave, fridge, trash compactor, dishwasher, washer and dryer and all pool equipment stays with the house
- Half bath attached to laundry room
- Great room 31 x 33 w/gas log wood fireplace
- Large deck overlooking the pool
- 12 x 14 bedroom
- 13 x 17 bedroom w/attached full bath
- 16 x 17 bedroom w/triple closets and attached full bath
- Full finished basement w/full bath and 2 bedrooms
- Walkout basement to the pool
- Gas forced air furnace w/central air
- Reverse osmosis system
- Gas water heater
- Water softener
- 4 inch well
- Sprinkler system
- 3-car attached garage w/openers
- Tennis courts
- Fenced-in pasture area
- Asphalt driveway
- Outbuilding w/overhead door that is partly finished w/wood shop area, office area and another finished interior room, metered separately
- Another outbuilding that was used as a horse barn w/tack area
- Kidney bean shaped in-ground pool w/diving board and concrete patio area
- Large amount of landscaping surrounding the pool

### TRACT 2

#### 3 Acres Potential Building Site

### TRACT 3

#### 3.2 +/- Acre Swing Tract

Must be purchased by the buyer of Tract 1 or an adjoining landowner.

**TAXES:** \$5,104 per year.



**OPEN HOUSE: TUESDAY, SEPTEMBER 26 • 4-6 PM**



### REAL ESTATE TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 3 parcels. There will be open bidding on most tracts during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete. The property will be sold in the manner resulting in the highest total sale price, subject to confirmation of the sellers. **Can't make the auction in person? Call us and bid by phone!**

**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.

**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.

**EVIDENCE OF TITLE:** Seller shall provide an Owner's Title Insurance policy in the amount of the purchase price.

**DEED:** Sellers shall provide Warranty Deed(s).

**CLOSING:** The balance of the purchase price is due at closing approximately 45 days after presentation of marketable title. **Approximately November 1, 2023.**

**ACREAGE:** All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** Split 50-50 between buyer and seller, if needed, to determine new legal descriptions.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**AGENCY:** Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. Announcements made at the auction podium during the time of the sale will take precedence over any previously printed material, or any other oral statements made. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. All sketches and dimensions in the brochure are approximate. Each potential buyer is responsible for conducting his/her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and selling agents reserve the right to preclude any person from bidding if there is any question as to such person's credentials. All decisions of the auctioneer are final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**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.

**Gaye M.**  
**Hambrice,**  
**Owner**



# HAHN

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