

Bare Land Auction

Tuesday, November 21, 2023
Starting at 6:00 p.m.

PROPERTY LOCATION:
2 miles south of Goshen, Ind. on St. Rd. 15 to CR 40 (Waterford), then west 1 mile to CR 21, then south ½ mile at

66400 CR 21, Goshen, IN 46526

AUCTION LOCATION:
Ramer Mennonite Youth Center (RMYC)
24717 CR 44, Nappanee, IN 46550

76+/- Acres

Bare Land in 3 Parcels

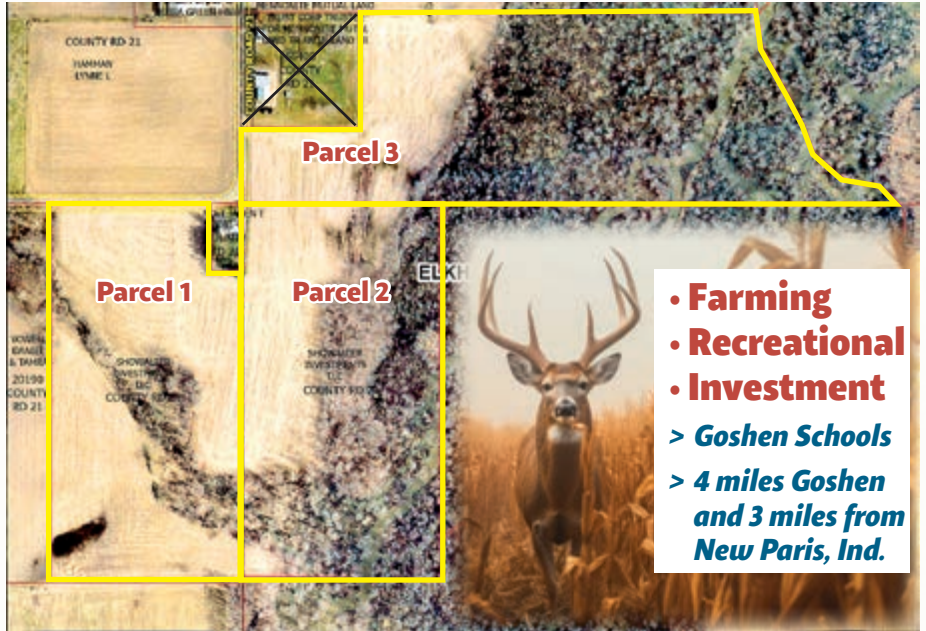
19.4, 23 & 33 Acres
Much of it bordering Turkey Creek

PARCEL 1: 19.5 acres + or - with approx. 18 tillable with a wooded drainage area cutting northwest to southeast. The soil type is the same as Parcel #3.

PARCEL 2: 23 acres + or - with approx. 8 acres tillable of mostly Bainter, Bristol and Brems Loamy Sand. Again, plenty of wildlife. It only has access at the curve of CR 21.

PARCEL 3: Approx. 33 acres with 12 acres tillable of mostly Tyner Loamy Sand and Bristol Loamy Sand. It has approx. 260' of frontage on CR 21. There is approx. 20 acres of wooded land along Turkey Creek that abounds in turkey (I saw many there myself) along with deer and other wildlife. Note: There is approx. 6 acres on the east side of Turkey Creek.

NOTE: Access to Parcel #2 is through a right-of-way at the curve of CR 21. You may not get a building permit on this parcel. Also parcels 1 and 3 may need an administrative subdivision for a homesite. **TAXES:** Parcel #1 - \$324.04 per year; Parcel #2 - \$259.68 per year; Parcel #3 - \$261.82 per year.



- **Farming**
- **Recreational**
- **Investment**
- > **Goshen Schools**
- > **4 miles Goshen and 3 miles from New Paris, Ind.**

REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The property will be offered in 3 parcels. There will be open bidding on all 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: 10% 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 60 days after presentation of marketable title. Approximately December 21, 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 flyer 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.

Showalter Investments, LLC, Owners



HAHN

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