

Berkey Real Estate

PUBLIC AUCTION

3 miles south of Goshen, Ind. OR 3 miles north of New Paris, Ind. on St. Rd. 15 to CR 42, then east 1 mile to CR 27, then south 1/4 mile at

67171 CR 27
Goshen, IN 46526

Thursday, November 30th, 2023

Starting at 6:00 p.m.

House, Building and 3 Acres



Fairfield Schools

**3 miles from Goshen or New Paris
and 2 miles west of Benton**

— General Information —

This is a well-located 3 acre country property in the center of Elkhart County. It has privacy and the house and shed are located in the middle of the 3 acres.

The house was built in 1993 as was the shed. The house is 1,200 sq. ft. with an attached 30x24 garage. There are 3 bedrooms, 2 baths, kitchen, dining and living room and a utility room. There is a full basement and central air. The shed is 1,500 sq. ft., 50' x 30', with access and overhead door. Again, this is a very nice property, well-landscaped and cared for.

**Open House
Wednesday,
November 8
4:00-6:00 pm**

***If you want an affordable ranch home with outbuilding on 3 acres, this is it!
Inspect, arrange financing and be the buyer on this one!***

Real Estate Taxes: \$782.06 with exemptions.

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 the sale 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.

**The Former Property of
Donald R. & Beverly J. Berkey, deceased**



HAHN

HahnAuctioneers.com



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