

REAL ESTATE AUCTION

Thursday, April 18, 2024 • 6 pm

North of Syracuse, IN
on CR 29 to
71728 CR 29
Syracuse, IN 46567

2 TRACTS

- HOUSE, BUILDINGS & 3 ACRES
- 4.22 ACRE BUILDING SITE

FAIRFIELD SCHOOLS • ELKHART COUNTY



OPEN HOUSE
Wednesday,
April 3
4-6 pm

Tract 1: 1,296 sq. ft. basement home on 3 acres with the following:

- Kitchen, Dining and Living Room Is One Large Room 25x25
- Kitchen to include Gas Stove, Refrigerator & Dishwasher
- Nice Pantry Off The Kitchen
- One Full Bathroom
- 12x13 Bedroom
- 15x14 Bedroom
- 9x10 Utility Room
- Newer GFA Furnace w/Central Air
- Washer, Dryer Also Included
- Gas Hot Water Heater
- Water Softener
- 100 Amp Electric
- 4" Well
- 15x23 Garage
- **Outbuildings:**
 - 12x18 with 9x12 lean-to
 - 24x48 with 18x32 lean-to
 - 22x22 outbuilding that is finished and has a GFA heated shop area with overhead doors

This is a Basement Home that is Extremely Energy Efficient!



Tract 2: 4.22 acres mostly wooded potential building lot.

TAXES: \$1,125.00 per year.

REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The property will be offered in 2 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: 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 May 25, 2024.

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.

Derrick & Beth Schmucker, Owners



HAHN

HahnAuctioneers.com

Phil Hahn

(574) 535-3783

IN Lic. #AU01012967

Jason Hahn

(574) 536-7682

Office (574) 773-8445 • Nappanee, IN



AC39800021

Brian Wuthrich

Sale Manager

(574) 268-4940 - Milford, IN