

Hire Family Farm

REAL ESTATE AUCTION

Property Location: ½ mile south of New Paris, Ind. on St. Rd. 15 to CR 146, then west 2½ miles (Note: CR 146 turns into CR 46) OR 3 miles north of downtown Nappanee, Ind. to CR 46, then east 5½ miles at 22326 CR 46, New Paris, Ind. 46543.

Auction Location: Ramer Mennonite Youth Center (RMYC) at 24647 CR 44, Nappanee, Ind. 46550

Thursday, August 15, 2024 • 6:00 p.m.

60.6 Acres in 2 Parcels

Union Twp. • Elkhart Co. • NorthWood Schools

PARCEL 1:

This 4 acre tract is set off the road a nice distance and there is 300' of frontage x 580' deep. There is a large, older 2-story house that has 2 bedrooms down and potential 3 up. There is a large kitchen area with stove and refrigerator, family room, living room, utility room and only one bath. There is a cellar under part of the house and the farm buildings are provided water with a 4" well. There are some newer windows and the property has a 200 amp electric panel. The house has vinyl siding on 3 sides. The attached garage is approx. 25' x 20'. There is a very nice 36' x 64' x 16' high steel-sided and roof shop that was built in 1996 with a mezzanine. It has tube heat, 100 amp box and two overhead doors (16' x 13' and 12' x 13') and concrete floor. This building is a great asset. The older barn has had a lot of upgrades including steel roof and siding plus two overhead doors (11' x 16' and 11½' x 12½') and also a sliding door on track. In summarizing this property, you will find some work to do on the house but it is approx. 3,000 sq. ft. so you have some space. The shop and barn are both very nice and best of all it is very well located right in the middle between Nappanee, New Paris, Goshen and Wakarusa in Union Twp. (NorthWood High School). So Inspect, arrange financing and be the buyer on this property.



Open House
Monday, July 29
4 to 6 pm



Parcel 1
4 Acres with Improvements

Parcel 2
56.5± Acres

PARCEL 2:

56.5± acres approx. 50 tillable of Crosier/Brookston clay loamy soil. There is a lot of frontage on CR 46, approx. 690'. There is also approx. 6± acres of woods at the far southeast corner.

TAXES: 2023 due 2024 - \$5,380.70

Note: The house has been rented for some years so the taxes are higher than if you lived there.

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.

CLOSING: The balance of the purchase price is due at closing approximately 45 days after presentation of marketable title. Approximately September 30, 2024.

POSSESSION: 4 acres with house and barn at closing. Possession on 36' x 64' shop, April 1, 2025. Possession on tillable land at end of 2024 crop year or January 1, 2025.

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.

DEED: Sellers shall provide Warranty Deed(s).

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.

The Former Property of Thomas W. & Linda L. Hire, deceased
Annette M. Hochstetler & Malinda L. Eash, Owners



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