

# Emerick Real Estate Auction

North of Syracuse, Ind. on St. Rd. 13 to South County Line Rd., then east to CR 133, then north to **72716 CR 133, Syracuse, IN 46567**

## Monday, August 26, 2024 • 6:00 PM

**House • Pole Barn  
1.6 Acres  
Benton Township  
Fairfield Schools**



**OPEN HOUSE • Monday, August 12 • 4-6 pm**

This is a nicely redone home sitting back off the road for a nice quiet setting with mature trees and campfire area. The house includes: 24 x 25 kitchen, dining and living room area (stove, refrigerator, dishwasher and microwave remain with house); 11 x 12 master bedroom with attached newly-remodeled full bathroom; 11 x 14 and 9 x 11 bedrooms with another full bath; laundry area with dryer; back room storage area; deep crawl space; gas FA furnace with AC; 4" well and septic. There is also a 24 x 24 pole barn with overhead door.

***Seller is moving out of state. Come bid your price on this great property.  
Great location close to Syracuse and Goshen.***

### 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.

**3% Buyer's Premium**

**Marjorie Emerick,  
Owner**

# HAHN

**[hahnrealtyandauction.com](http://hahnrealtyandauction.com)**

AC39800021

**Phil Hahn**

(574) 535-3783

IN Lic. #AU01012967

**Jason Hahn**

(574) 536-7682

**Brian Wuthrich  
Sale Manager**

(574) 268-4940 - Milford, IN

**Office (574) 773-8445 • Nappanee, IN**

