

Public Auction

Property Location: 2 miles west of New Paris, Ind. on CR 142 to CR 19, then north approx. 5/8 mile, on the east side. There is no address as this is bare land, so watch for signs.

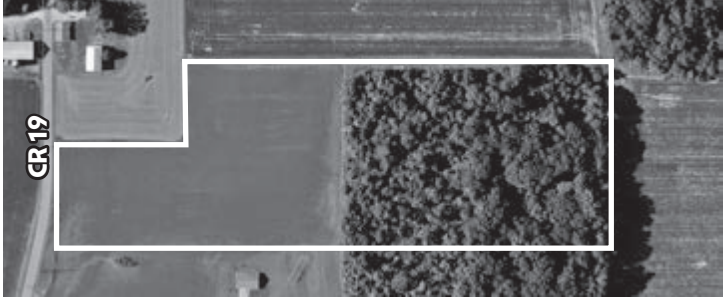
Auction Location: Ramer Mennonite Youth Center (RMYC) at 24647 CR 44, Nappanee, IN

Tuesday, December 3, 2024 • 6:00 PM

**GOSHEN
SCHOOLS**

**ELKHART
TWP.**

**LOCATION
LOCATION
LOCATION!**



11.78 Acres
BARE LAND

Close to Goshen & New Paris
Investment, Recreational, Agricultural, Building Site
Approx. 6 Acres Tillable, 6 Acres Woods
Soils: Approx. 1/2 Riddles Loam, 1/2 Crosby Loam

- REAL ESTATE TERMS AND CONDITIONS -

PROCEDURE: The property will be offered in 1 parcel.
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: Successful bidder will be required to enter into purchase agreements at the auction site immediately following the close of the auction. Final bid price is subject to approval by the Sellers.

EASEMENTS: Sale of the property is subject to any and all easements of record.

DEED: Sellers shall provide Warranty Deed(s).

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 January 17, 2025.**

POSSESSION: At closing.

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.

AGENCY: Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

1% BUYER'S PREMIUM

Six Mile Lake Investments, LLC, Owner



HAHN

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