

Maes Real Estate Auction

Thursday, May 15, 2025 • 6:00 pm

Auction held on site

Located approx. 1 mile west
New Paris, Ind. on CR 46 to CR 21,
then 1½ miles north at
67077 CR 21, Goshen, Ind. 46526

As we have moved out of state, we will sell the following picturesque country property.

25.5 Acres
Offered in
3 Parcels

PARCEL 1: This is an absolutely beautiful piece of property in a quiet creek view area that is partially wooded.

The house has had extensive updating with a huge wraparound porch to view nature. The house is an approx. 2,328 sq. ft. 2-story home with a 24' x 26' garage. There are 4 bedrooms, large living room with fireplace, beautiful new cabinet kitchen and appliances, family room utility room and one bedroom on the first floor. There is a full master bath/closet suite plus a ½ bath. The upstairs has three bedrooms and a full bath. There is also beautiful hardwood on both floors. There is an older basement for storage. The property has 200 amp electric. The house has gas heat, air and newer windows. The electric is from solar and there is approx. 22 years left on the contract with NIPSCO. The average electric bill is approx. \$15 per month and gas bill \$175. The house has softener, reverse osmosis, Leaf Guards, digital antenna and more energy-saving items.

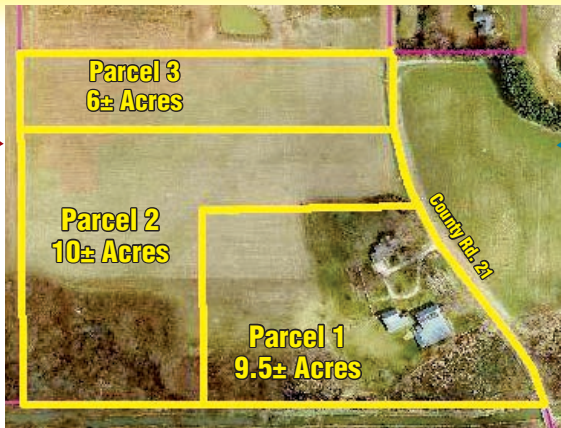
The barn is outstanding. It is 30' x 60' with a 30' x 60' addition. There is a newer concrete and curb. There is a 28' x 40' machine shed. All these outbuildings are steel-sided and roofed. The barn even has gutter helmets.

***If you want country life, this is it! The hard work is done!
Buy this and if you want more, buy Parcels 2 & 3.***

PARCEL 2: 10± acres with approx. 4 acres of woods and frontage on CR 21. There is a very nice spot next to the woods for a cabin house or outbuildings. The soil types are primarily Oshtemo loamy sand.

PARCEL 3: Approx. 6 acres all bare land with approx. 220' frontage on CR 21. The soil types are primarily Oshtemo loamy sand.

TAXES: Parcel #1 – \$2,711.20 per year
Parcels #2 & #3 – \$376.88 per year



Fairfield Schools
4 miles from
Goshen & 3 miles
from New Paris

Open House
WED., APRIL 30
4-6 PM OR BY APPT.



— REAL ESTATE TERMS and CONDITIONS —

PROCEDURE: The property will be offered in 3 parcels. There will be open bidding on most 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.

DEED: Sellers shall provide Warranty Deed(s).

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

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 June 25, 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 seller.

1% BUYER'S PREMIUM

**Vernon L. &
Jan. W. Maes,**
Owners



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