

10 ACRES & BUILDINGS

AUCTION

Thursday, June 26, 2025 - 6:00 PM

**LARGE 4 BR HOUSE
34' x 40' SHOP
POTTING SHED
ATTACHED GARAGE**

**ALL SITUATED ON
10.2 ACRES WITH
A LOT OF WOODS!**

East of downtown
New Paris, Ind. on CR 46
1 mile to CR 25, then
south approx. 2½ miles at
71089 CR 25
New Paris, Ind. 46553

OPEN HOUSE
Sunday, June 8
4 to 6 pm



**Fairfield Schools
Close to Goshen,
Syracuse &
Nappanee**



GENERAL INFO: This is a very nice country property with a lot of wooded acreage. The house is approx. 3,134 total finished sq. ft. It has a total of 10 rooms. There are 4 bedroom, 2 baths, 10½ x 13½ kitchen, 16 x 24 family room, 16½ x 19 dining room and it has an attached 22 x 22 garage. The wood laminate floors and carpet are new in 2024 and 2025. There are many newer replacement windows. The house is heated by LP gas. It has window AC and the house has 100 amps as well as the shop.

There is a masonry fireplace and other cool things.

**INSPECT, ARRANGE FINANCING
AND BE THE BUYER!**

TAX AMOUNT: \$3,500.36 per year.

Taxes 2024 due 2025 will be prorated as of closing date.

REAL ESTATE TERMS & CONDITIONS

***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.

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 August 4, 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.

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

1% BUYER'S PREMIUM

Aaron J. & Amanda L. Apple, owners



HAHN

hahnrealtyandauction.com

AC39800021

Phil Hahn - (574) 535-3783
IN Lic. #AU01012967

Jason Hahn
(574) 536-7682

Brian Wuthrich
(574) 268-4940 - Milford, IN

Office (574) 773-8445 • Nappanee, IN

