

Schwartz Real Estate Auction

Monday, October 6, 2025 • 6:00 pm

Auction held on site

Located east of Bristol, IN on
St. Rd. 120 to CR 35 (York
School), then north 1 mile to

**52240 CR 35
Bristol, IN 46507**

13.45 Acres
Offered in 1 Parcel
Fantastic Newer
House & Buildings

This property has many possibilities with a calf barn, large amount of storage and home-based shop.

**Elkhart County
York Township
Middlebury
Schools**

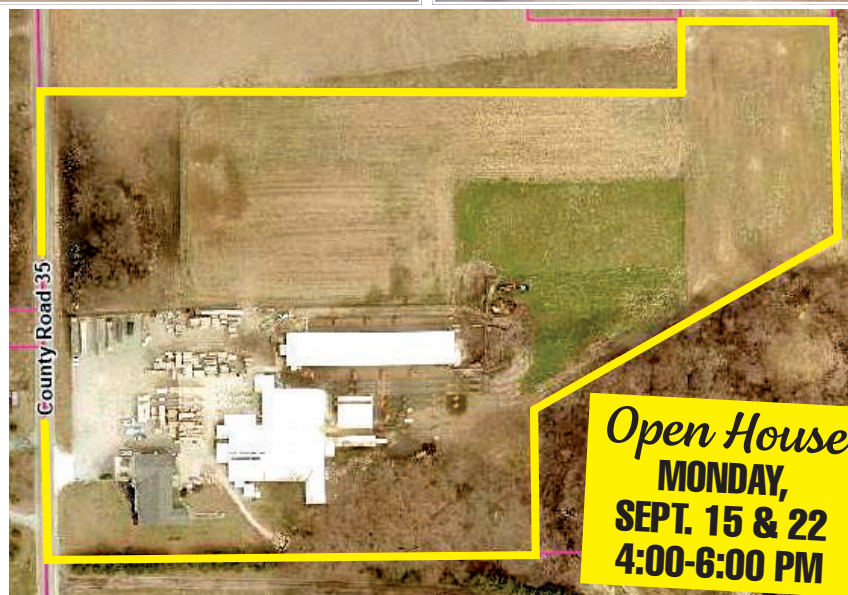


The Property Includes The Following...

2,560 Sq. Ft. House, Built In 2016, with Large, Covered Front Porch. House has a Full Basement with Egress Windows, 4 Bedrooms, 2 Full Baths, Large Great Room and Large Canning Room. House Is Powered by Solar, On-Demand Hot Water Heater, 4" Well, 36' x 48' Garage Is Finished with Laundry Area, Large Amount of Kitchen Cabinets with Island. There is also a Rear Deck on the House.

The 13.45 Acre Property also has...

- 24' x 32' Pole Barn
 - 48' x 76' Pole Barn
 - 80' x 124' Pole Barn
 - 40' x 230' Calf Barn - Built In 2020
- Pole Barn Has Varied Overhead Doors
Heated Warehouse Area with Concrete Floor
4 Box Stalls
5 Tie Stalls
Large Hay Storage Loft
All Solar Panels will Stay with Property
Calf Barn Has Outside Concreted Area with Loading Ramp
Property Is Nearly All Fenced
Large Concreted Area In Front of Buildings



**Open House
MONDAY,
SEPT. 15 & 22
4:00-6:00 PM**

— REAL ESTATE TERMS and CONDITIONS —

DOWN PAYMENT: 10% 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 a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to approval by the Sellers. Property is being sold "as is, where is". A sheriff's deed will be provided to buyer of property.

CLOSING: The balance of the purchase price is due at closing in 30 days. Approximately November 6, 2025.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

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.

3% BUYER'S PREMIUM

Noah and Marie Schwartz, Owners

HAHN

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