

Grosse Real Estate Auction

Approx. ½ mile south of New Paris, Ind. on St. Rd. 15 to CR 146, then west 1 mile to CR 21, then south ½ mile at 69735 CR 21 • New Paris, Ind. 46553

Thursday, October 2, 2025 • 6:00 PM

**Super,
Approximately 2,060
Sq. Ft. Ranch House
with 24' x 32' Shop
on 1.2± Acres**

- **Fairfield Schools**
- **2 miles from New Paris**
- **5 miles from Milford**
- **8 miles from Nappanee**

OPEN HOUSE

Thursday,
September 18
4:00 to 6:00 pm



GENERAL INFO: This is a beautiful property with house, outbuilding and 1.2 acres. The house is approx. 2,060 sq. ft. with 2 full baths, all open concept kitchen, dining, living and family room, three bedrooms and mostly finished basement with kitchen, game room and theatre room. There is a 2-car attached garage, newer roof and furnace and a concrete drive.

What a special country place! These type of properties are hard to find, so inspect, arrange financing and be the buyer!

TAX AMOUNT: \$3,024.64 per year 2024 payable 2025.

David P. Grosse, Owner

REAL ESTATE TERMS & CONDITIONS

Can't make the auction in person?

Call us and bid by phone!

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 purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to approval by the Sellers.

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 30 days after presentation of marketable title. Approximately November 2, 2025.



HAHN

hahnrealtyauction.com

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