

STAUFFER Real Estate AUCTION

Located ¾ mile east of
US 33 in Benton, Ind. on
CR 44, then north ½ mile to
67773 CR 33
Millersburg, IN 46543

Monday, October 13, 2025

4:00 PM Personal Property
6:00 PM Real Estate

WELL-MAINTAINED, SUPER CLEAN HOUSE & BUILDING ON 3 ACRES



Open House
Monday, Sept. 29
4:00 to 6:00 p.m.



- **FAIRFIELD SCHOOLS**
- **BENTON TWP.**
- **ELKHART CO.**

The house is 864 sq. ft. with partially-finished full basement, 12x17 dining and kitchen, 11x17 living room, 1 full bath, 2 bedrooms - 11x14 & 9x11 (both with closets), laundry in basement. Stove, refrigerator, washer and dryer included. 1000 gal. LP tank included, back concrete patio, gas forced air furnace with AC, softener, 200 amp electric, 12kw generator, 2-car garage, 4" well, stick-built home. This would make a great starter home or someone looking to downsize. The outbuilding is 16x24 with concrete floor.

Taxes: \$1,076 per year.

REAL ESTATE TERMS & CONDITIONS

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. Property is being sold "as is, where is". A warranty deed will be provided to buyer of property.

3% BUYER'S PREMIUM

CLOSING: The balance of the purchase price is due at closing in 30 days. Approximately November 15, 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.

MOWER • GENERATOR • TOOLS • HOUSEHOLD

Simplicity Regent 22 hp 44" riding lawn mower; Honda Gen-Pro 7500 watt generator; Echo SRM weed eater; Milwaukee 18V like new blower; Miscellaneous hand tools, nuts and bolts organizer; Lawn and garden items; Fiberglass extension ladder; Chop saw; Misc. furniture; Household items;

TERMS: Cash or Check with proper ID.
Credit Card w/Convenience Fee.

**Any Announcements Made Day of Sale Take
Precedence Over Printed Matter**



HAHN

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**Charles
Raymond
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Owner**