

**LIVE  
IN-PERSON**

**Carpenter**

# PUBLIC AUCTION

**Monday, May 11, 2026**

**STARTING AT 6:00 PM**

**Beautiful 3,448 sq. ft. Home,  
Large Pole Barn and 3 Acres**

*What a wonderful property!*

**General Info:** The ranch house and pole barn were built on 3 acres in 2015. The house is 1,724 sq. ft. with super kitchen, large dining room and living room that is all open. There are 2 bedrooms on the first floor and 1½ baths. The lower level is also 1,724 sq. ft. that has a walk-out and is nearly all finished with another bedroom and bath plus a huge family room and complete kitchen. There is a lot of storage throughout. There is an attached 3-car garage. The heat is natural gas, it has central air, softener and a nice fireplace off the upstairs living, dining and kitchen area. There are 2 complete sets of appliances in each of the kitchens. The house is very nicely decorated on both floors. The pole barn is 30x48 and the property is well-landscaped and has great curb appeal.

*Fairfield  
Schools*



**If you want in the country and in the Goshen/Millersburg area in Fairfield Schools, then you will want to be the owner of this gorgeous property.**

**Taxes:** Estimated to be \$3,000

## REAL ESTATE TERMS & CONDITIONS

**PROCEDURE:** The property will be sold subject to confirmation of the sellers. **Can't make the auction? 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.

**ANY ANNOUNCEMENTS MADE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**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.

**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.

**CLOSING:** Approximately 30-45 days.

**1% BUYER'S PREMIUM**

**Jerry & Patricia Carpenter, Owners**

# HAHN

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