

Zollinger Estate Auction

Located west of St. Rd. 15 on CR 50 to **20418 CR 50, New Paris, IN 46553**

Thursday, June 4, 2026

Personal Property 3:00 PM

Real Estate 6:00 PM

RANCH HOUSE WITH FULL BASEMENT ON .55 ACRE LOT

*Great
Location*

*Fairfield
Schools*



This house is structurally good. It just needs updating and includes:

- 15 x 19 3-Seasons Patio
- 12 x 13½ Master Bedroom with Attached Full Bath
- 14½ x 19 Family Room with Fireplace
- 10 x 13 Bedroom
- 8 x 15 Kitchen with Refrigerator, Gas Range and Dishwasher
- 9 x 10 Bedroom
- 12½ x 17 Living Room
- Partially-Finished Full Basement
- 10 x 12 Dining Room
- GFA Furnace
- 1 Full Bath
- Gas Hot Water Heater
- Softener

Open House
Monday,
May 18
4 to 6 pm

- 100 Amp Electric
 - 22 x 24 Garage
 - Concrete Driveway
- Taxes: \$1,853.18 per year.**

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.

3% BUYER'S PREMIUM

HOUSEHOLD ITEMS

Toro CCR 2450 5 hp Snowblower; Small Childs Metal Wagon; Misc. Tools; Wilton Vise; Coleman Gas Grill; Patio Set with Umbrella, 4 Chairs, Glass Top; White Wicker Furniture; Dazey Butter Churn with Football Top; Pyrex and Fire King Bowls; Small Antique Slant Front Desk; Antique Wood Rocker; Misc. Overstuffed Couches and Chairs; Antique Floor Model Victrola; Misc. Costume Jewelry; Twin Bed and Full Size Bed; Misc. Dressers; Book Shelves; Various Breyer Horse; Antique Childs Sled; Gamewell Firebox

TERMS: Cash or Check with proper ID. Credit Card w/Convenience Fee **5% BUYER'S PREMIUM**

Any Announcements Made Day of Sale Take Precedence Over Printed Matter

Orzia Zollinger Estate | Tia Rice, Owner

HAHN

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