

Elkhart Co., Ind.

Jefferson Twp.

Northridge Schools

4 miles from
Goshen

8 miles from
Middlebury

Close to Elkhart

Pohybko Estate

REAL ESTATE AUCTION

72± TOTAL ACRES in 14 PARCELS

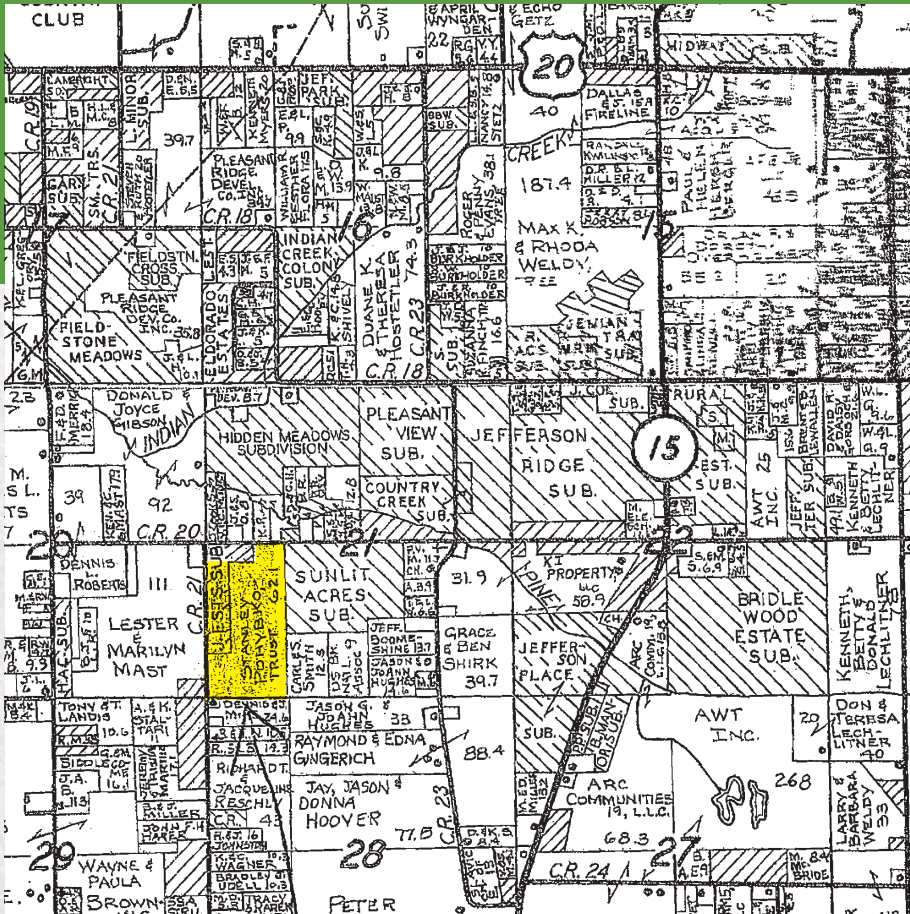
Wednesday, July 22, 2026 • 6:00 p.m.

— PROPERTY LOCATION —

Approx. 3½ miles north of Goshen, Ind. on St. Rd. 15 to CR 20 (Jefferson Elementary), then west 1½ miles at 19766 CR 20, Goshen, Ind. 46528 and also property is located at 58830 CR 21, Goshen, Ind. 46528

— AUCTION LOCATION —

Pleasant View Church
58529 CR 23
Goshen, IN 46528



72 Total Acres in 14 Parcels

1 Acre Up To 25.8 Acres

*Bid on 1 Parcel,
Multiple Parcels or Entirety*

*Open House
at both properties
Tuesday, July 14
4-6 pm or by appt.*



HAHN

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AC39800021

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The Former Property of
Stanley Pohybko,
deceased

Natasha Pohybko Wood,
Owner

General Information

PARCEL 1: House and 1 Acre

This parcel includes a lovely 1,721 sq. ft. 2-story home with 2½ baths, 3 bedrooms, living room with fireplace, dining room and utility. There is a full, unfinished basement, central air, large wraparound porch, attached 2-car garage and other features. The house was built in 1980 and it has great bones. It needs a little updating, but it's certainly well located and has great curbside appeal. It has a well, septic and frontage on CR 20 only.



PARCELS 2-7 and 9 & 10 are all recorded parcels of Jefferson Estates Subdivision

They are all very close to 1 acre (.995 to be exact). 170' front x 255' deep with county right-of-way already established. They are presently farmland but they are ready to build.

PARCEL 8: House, Barn and 3 Acres

(1 acre in the subdivision with an additional 2 acres behind)

It has 170' frontage. The 1 acre has a 1,363 sq. ft. ranch house with full basement and an attached 2-car garage, brick exterior, 3 bedrooms and 1 bath. It is a nice home but dated. The land behind has an older grain bin and large 28' x 70' hip roof barn with hay mow. The property has a new (2026) 4" well and septic. This parcel will have over 3 acres total.



PARCELS 11 & 12: Wooded property approx. 11 acres each

Each parcel is approx. 350' x 1350' deep all woods with varied trees. (Note: Parcel 12 has a ponding area.)

PARCEL 13: Approximately 12.6 Acres

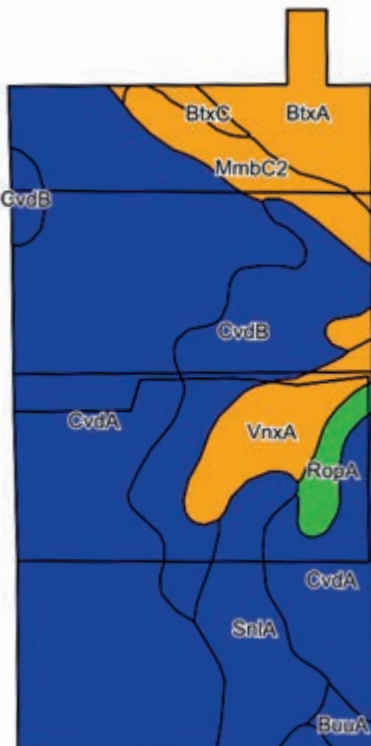
All tillable land with approximately 130' frontage on CR 21.

PARCEL 14: Approximately 25.8 Acres

All tillable land with approximately 150' frontage on CR 20.

Taxes: Parcel 1 - \$2,619.20
 Parcels 2, 3, 4, 5, 6, 7, 9 & 10 - Approx. \$40/each
 Parcel 8 - Approx. \$2,297 per year
 Parcels 11, 12, 13 & 14 - Approx. \$2,187.54

Note: If you buy any of these parcels and intend to build a home, you will need to have the soils tested and you may need to apply for an administrative subdivision on Parcels 11, 12, 13 & 14.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %c	Corn Bu	Corn Irrigated Bu	Corn silage Tons	Corn silage Irrigated Tons	Grass legume hay Tons	Clats Bu	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
CvdA	Crossier loam, 0 to 1 percent slopes	40.30	56.6%		IIIc	154					5	10	50		69	2
CvdB	Crossier loam, 1 to 4 percent slopes	9.64	13.6%		IIIc	155					5	10	50		69	2
SntA	Southwest silt loam, 0 to 1 percent slopes	5.87	8.2%		IIIc	165					5	11	49		66	2
BtxA	Bristol loamy sand, 0 to 2 percent slopes	4.53	6.3%		IIIa	76					3		26		35	2
VnxA	Vistula loamy sand, 0 to 1 percent slopes	4.27	6.0%		IIIa	89	14	1	2	3	4	6	31	4	44	2
MmbC2	Miami loam, 5 to 10 percent slopes, eroded	3.81	5.3%		IIIc	128					4		45		59	4
RopA	Roddes-Castlemo fine sandy loams, 0 to 1 percent slopes	1.45	2.0%		IIc	125					4		44		62	2
BsuA	Brookston loam, 0 to 1 percent slopes	0.73	1.0%		IIIc	172					6		49		70	3
BtxC	Bristol loamy sand, 5 to 10 percent slopes	0.57	0.8%		IIIc	89					2		25		32	2
Weighted Average						2.16	143.7	9.8	0.1	0.1	4.7	9.2	9.4	46.7	64.1	*n 55

HAHN AUCTIONEERS, INC.

1203 E. Market St.
Nappanee, IN 46550

72±
Acres
In 14 Parcels

TERMS and CONDITIONS

PROCEDURE: The property will be offered in 14 parcels. There will be open bidding on all tracts during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete. The property will be sold in the manner resulting in the highest total sale price, subject to confirmation of the sellers. ***Can't make the auction in person? Call us and bid by phone!***

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.

EVIDENCE OF TITLE: Seller shall provide an Owner's Title Insurance policy in the amount of the purchase price.

DEED: Sellers shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing approximately 35 days after presentation of marketable title. **Approximately August 22, 2026.**

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

SURVEY: Split 50/50 between buyer and seller if needed.

POSSESSION: At closing; Farm ground at end of 2026 crop year.

EASEMENTS: Sale of the property is subject to any and all easements of record.

AGENCY: Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. Announcements made at the auction podium during the time of the sale will take precedence over any previously printed material, or any other oral statements made. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. All sketches and dimensions in the brochure are approximate. Each potential buyer is responsible for conducting his/her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and selling agents reserve the right to preclude any person from bidding if there is any question as to such person's credentials. All decisions of the auctioneer are final.

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.