

SNIDER AUCTION

Real Estate & Personal Property

Located 1/2 mile north of New Paris, Ind. on St. Rd. 15 to CR 142, then west approx. 2 miles to CR 19, then north approx. 1 1/2 miles at

**66399 CR 19
Goshen, IN 46526**

Wednesday, October 14, 2026

**Personal Property • 3:00 pm
Real Estate • 6:00 pm**

BEAUTIFUL HOUSE • NEWER BARN • 8.55 ACRES

**Close to Goshen
or New Paris
Goshen Schools**

**SELLING IN
1 PARCEL
AT LIVE
AUCTION!**



General Info - This is an absolutely gorgeous house that was built in 1969. It is 1,776 sq. ft. with 3 bedrooms up and could be a bedroom or office on the first floor. There is a total of 11/2 baths. The large kitchen dining area was remodeled approx. 10 years ago with only the finest being used. The stove, dishwasher, refrigerator, washer & dryer are included. There is a living room, open stairway and a beautiful family room with a stone fireplace. A large portion of the basement is finished and there is varied storage. The house has a Generac whole house and barn generator. The attached garage is 24'x24' with storage. The barn is equally special. It is 30'x54' with a 12'x14' overhead door and it was built in 1970. The major addition is 42'x54' with a huge hay loft and two waterers for livestock. There is 100 amp service, lots of lighting and a nice sized concrete manure bunk. This property is fenced.

**Open House
Monday, Oct. 5
4:00-6:00 pm
or by appt.**

Taxes: \$4,450.76 per year

If you want a lovely home with facilities for horses, cattle or sheep, this is it!

Inspect, arrange financing and be the top bidder. These properties are hard to find!

— REAL ESTATE TERMS & CONDITIONS —

**Bid
In Person or
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.

DEED: Sellers shall provide Warranty Deed(s).

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

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 45 days after presentation of marketable title. Approximately December 1, 2026.

POSSESSION: Closing.

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

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

A 2% BUYER'S PREMIUM WILL BE IN EFFECT.

TRACTOR • FARMETTE EQUIPMENT • LAWN TRACTOR • SUPER NICE FURNITURE

Approximate 1982 John Deere 2640 diesel tractor, less than 3569 hours, good rubber, very clean • Woods 7' 3pt rotary brush chopper with tail wheel • New Holland 155 double beater end gate PTO manure spreader • 32' transport type bale elevator, motor driven • 10-ton flat rack running gear • 10-ton E-Z Trail wagon gear only • Simplicity Regent 22hp riding lawn tractor with 42" deck, 83 hours, looks new • Amana upright white textured 17 cubic foot freezer • Hotpoint 2-door white textured 16 cubic foot refrigerator • (2) burgundy, brown studded leather reclining chairs • Very nice contemporary wooden glass top coffee and end tables • Beautiful cherry 5' home desk • Maple Early American 50" sideboard cupboard • Coppes 1980s corner cupboard glass top and bottom doored • 6' 3-doored buffets • Beautiful checked 2-cushion overstuffed contemporary love seat • Various very nice cabinets, stands, wall units, etc. • White painted trundle bed with mattress and springs • 1930's 3-drawer with side lift cabinet sewing cabinet • 5-drawer chests of drawers • Numerous and various patio furniture including round table and chairs and 4 chairs of Polywood furniture • Metal LP gas fire pit • Varied decorative items • Holiday décor • Misc. household smalls



Wayne J. & Deanna M. Snider, Owners

PERSONAL PROPERTY TERMS:

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

**10% BUYER'S PREMIUM
WILL BE IN EFFECT**

Any Announcements Made
Day of Sale Take Precedence
Over Printed Matter



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