

# ★ REAL ESTATE AUCTION ★

## ★ BY 'SILENT BID' ★

**LOCATED:** 5 miles east of Goshen, IN on SR 4 to CR 35, south 1/8 mile OR  
1 1/2 miles west of SR 13 and SR 4 junction to CR 35, south 1/8 mile  
**ADDRESS:** 61710 CR 35, Goshen, IN

### • 3.2 ACRES • HOUSE • BARN •

*Phone bids will be accepted until 4:00 PM on Tuesday, March 31, 2020.*

**HOUSE:** single story with approx. 1,580 sq. ft. on main floor, 2-car attached garage, 3 bedrooms, 2 1/2 baths, partial walk-out basement with additional bedroom, LP lights throughout, natural gas heat, house has newer flooring and metal roof plus other updates! You will also enjoy the spacious kitchen and large wrap-around deck!

**POLE BARN:** 30'x40' with 2 box stalls and 3 tie stalls, automatic non-freeze waterer

**STORAGE BUILDING:** 18'x31'

**10'x12' Storage shed • New fencing  
Automatic-start 6500W natural gas gen-set**

**Public welcome to inspect this real estate  
Tuesdays from 3:00-5:00 PM or  
by appointment with the auctioneers.**



*Phone bids will be accepted by Chupp  
Auctions until Tuesday, March 31 at 4:00 PM. Starting bid is \$255,000. For bidding updates or to  
place a bid, contact Chupp Auctions at 260-499-0093 or 574-536-8005.*

**TERMS:** 10% down (non-refundable) upon accepted offer on March 31, 2020 with balance due at closing. Closing approximately 45 days after the auction with possession given 30 days after closing. Taxes will be pro-rated. Sellers have the right to reject any or all bids. Any announcements made by the auctioneers take precedence over printed matter. **This property will be sold contingent upon sellers obtaining another property.**



**Owners: JOEL & JEANA FRY**



**CHUPP AUCTIONS & REAL ESTATE LLC**  
We Specialize In YOUR Auction! • (574) 536-8005

LYLE CHUPP • IN #AU08800826  
DALE CHUPP • IN #AU19800030 • (260) 499-0093

