

# PHONE BID AUCTION

ends Thursday, October 17<sup>th</sup> at 5pm

OPEN HOUSES: Thursdays (Sept 19, 26, Oct 3, 10) from 3 to 5pm



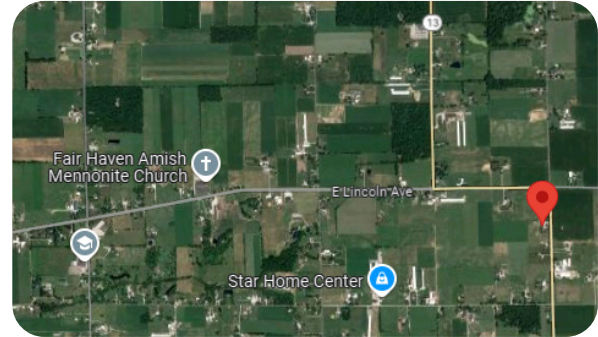
SELLER: Dennis & Ramah Fry

6 acres

## MULTI-PARCEL FARMSTEAD in MIDDLEBURY

61675 STATE RD 13  
Middlebury, IN 46540

Located south of Middlebury, just past SR-4 / CR-32 for easy routes to both Middlebury and Goshen.



This is an incredibly maintained property that includes a two-story home, large barn, multiple pastures, and mature landscaping to make your outdoor work a delight.

**SELLS AT OR ABOVE LOW STARTING BID!**

### PARCEL 1 STARTING BID \$395,000

#### TWO-STORY HOME (4-bd, 3.5-bth)

- Covered front porch and back deck
- Open kitchen, dining room, and living room
- Kitchen with bartop island and peninsula
- Large upstairs landing
- Vinyl plank flooring
- Full basement
- Full electric, natural gas, and hotwater heat
- Attached 2-car garage (24'x24'): insulated, concrete, heated, drain, and laundry
- New standing seam metal roof (2024)

#### BARN (40' x 56') WITH 12' LEAN-TO

- Cathedral ceiling and large hay loft
- Seven box stalls, 4 tie stalls
- Insulated office/tack
- Multiple run-in sheds and pastures
- Slatted floor and trough
- Overhead door (24' x 24'), concrete
- Hot water, LP tank, electric, new roof in '23
- Solar system, Battery pack, 12V, generator
- Garden area, privacy fence, landscaping

### PARCEL 2 STARTING BID \$60,000

- Multiple large fenced pastures
- Well-maintained land



**MAIN OFFICE**  
**(574) 821-7653**  
AC3210007



**LOREN BEACHY**  
**(574) 238-5292**  
Broker, Auctioneer

5% down day-of-auction, non-refundable. Balance due at closing in approximately 30 days.  
Property lines drawn are approximate. Both parcels must meet or exceed starting bid in order to sell.

