

PHONE BID REAL ESTATE AUCTION

Auction Location: 12028 CR 18, Middlebury, IN 46540

Bidding Ends Tues., Sept. 1, 2026 @ 5:00pm*



REAL ESTATE

Real Estate Located at: 12028 CR 18, Middlebury, IN 46540

Improvements: Approx. 1,594 sq ft home with 3 bedrooms, 2 baths, full basement, 12'x18' deck, attached 26'x26' garage, 10'x16' utility shed, firepit & picnic area, situated on 3.59 acres of land with about half in pasture and the other half in woods. 100'+ feet of frontage on CR 18. Shared driveway. Elkhart County, Middlebury Township, Middlebury Public School district.

Property Description: This home is nestled within the highly desirable Middlebury School District, this exceptional ranch home offers the perfect blend of country serenity and modern convenience, situated on 3.59 acres of land tucked in near a major thoroughfare. Complete with a concrete approach to the garage and a covered front concrete porch that beckons you

to sit back and enjoy the peaceful surroundings. Inside, the main level features 3 spacious bedrooms, 2 bathrooms, updated kitchen, large living area, dining area, and a sliding patio door to your private back deck designed for effortless relaxation. Enjoy your retaining wall garden as well as a seamlessly designed, paver-lined outdoor firepit area and a dedicated picnic space, creating the ultimate setup for cozy evening bonfires and weekend gatherings under the stars. Car enthusiasts and hobbyists will fall in love with the attached garage, which uniquely boasts its own direct

stairway down to a full, expansive basement that is bursting with untapped potential. Already equipped with two egress windows for a possible 4th and 5th bedroom, and pre-plumbed for a 3rd bathroom. This lower level offers an excellent opportunity to double your square footage and customize your dream layout. Also included is a utility shed for you outdoor gardening and lawn tools. Nice landscaping, Some mature trees. Lots of birds & wildlife!!

Real Estate Terms & Conditions: Buyer to pay 5% down as earnest money deposit at the conclusion of the real estate auction. The balance of the purchase price to be paid at time of closing. Keep in mind that your bidding is NOT contingent upon financing or inspections, so be certain that you have arranged for financing or inspections, if you need them, and are capable of paying the balance at closing. This property is being sold subject to owner's approval of the final bid.

Closing: Approx. 45 days after auction. **Possession:** 14 days after closing, **Taxes:** To be prorated to date of closing

Starting Bid; \$350,000.00

Auction Company's Note: Lewis & Lambright, Inc., the auction company, & the auctioneer are agents of the sellers. Check the ad on Auctionzip.com for more pictures of the property.

**Please call Elvie Frey at 260-463-1396 to register and to place your bids prior to the auction close. Auctioneer will be on site by 4:00 pm on auction day for those who want to be on site during final bidding. Bidding will be finalized right after 5:00 pm bidding deadline. "Soft close" call Elvie for more details.*



Auction Conducted By:
LEWIS & LAMBRIGHT, INC. #AC30200031
260-463-2013 • Website: lewisandlambright.com

Auctioneer:

Elvie J. Frey, Sr. • #AU01042445 • cell 260-463-1396



**Lester E. &
Judy M. Yoder,
Owners**