

Smith Estate AUCTION

Located north of US 6 on CR 33
or south of US 33 on CR 33 to...

69422 CR 33
Goshen, IN 46526

Tuesday, April 9, 2024

Personal Property 4:00 pm
Real Estate 6:00 pm

*Elkhart County
Fairfield Schools
House • Buildings
2.2 Acres • Pond*

This is a nice property with an 1,840 sq. ft. 2-story house that includes the following:

- 9x11 Kitchen with Gas Stove and Refrigerator
- 15x17 Living Room
- Full Bath On Main Level
- 9x15 Bedroom On Main Level
- 12x15 Landing
- 10x15 Bedroom
- 10x12 Back Patio Area with Washer and Dryer
- Newer GFA Furnace w/Central Air
- 2" Well
- Water Softener
- Tankless Water Heater
- Full Unfinished Basement
- 200 Amp Electric
- Mound Septic System
- Newer Steel Roof



OPEN HOUSE

**Thursday, March 21
4:00-6:00 pm**

- Vinyl Siding
- Two Outbuildings
24x38 and 24x24
- Pond with a Shed and Outhouse

Taxes: \$1,260 per year.

PERSONAL PROPERTY

Cub Cadet RZTL Zero-Turn Riding
Lawn Mower w/48" Deck
Ranch King 17 Cu. Ft. Garden Wagon
Yardman 22" Walk-Behind Snowblower

Earthquake Front-Tine Gas-Powered
Rototiller
21" Trim Mower
Other Miscellaneous Items

REAL ESTATE TERMS & CONDITIONS

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 45 days after presentation of marketable title. Approximately May 24, 2024.

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 flyer 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.

Barbara A. Smith Estate



HAHN

HahnAuctioneers.com

Phil Hahn
(574) 535-3783

Jason Hahn
(574) 536-7682

IN Lic. #AU01012967

Office (574) 773-8445 • Nappanee, IN



AC39800021

Brian Wutrich
Sale Manager

(574) 268-4940 - Milford, IN