

PUBLIC AUCTION

West of downtown square of Goshen, Ind. on Lincoln St. to the
5 corners, then southwest 5 blocks on Dewey Ave. at
511 Dewey Ave. • Goshen, Ind. 46526

Monday, May 19, 2025 • 6:00 PM

LARGE HOUSE & 3-CAR GARAGE ON 1/2 ACRE

GENERAL INFO: This is a great, older, approx. 2,038 sq. ft. 2-story house on an approx. 1/2 acre city lot. It is vinyl-sided has newer replacement windows, newer steel roofing, concrete drive and 3-car detached garage.

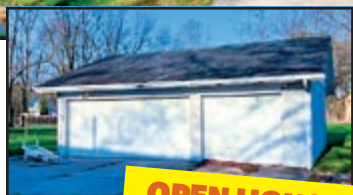
The house has been rented for a few years and it has not been treated very well. It needs redecorated and restored. The furnace is newer and it has central air. There is an older basement.

The room sizes are as follows:

- Living room 18 x 16
- Kitchen 12 1/2 x 16
- Dining room 10 1/2 x 11 1/2
- Utility room 17 x 10
- Bedroom 8 x 15
- 2 Full baths
- Foyer 13 1/2 x 9 1/2
- Landing 15 1/2 x 9 1/2
- Bedroom 13 x 12
- Bedroom 11 1/2 x 11

This house could be a great family home. Someone's going to buy it, so inspect, arrange financing and be the buyer of this one. If you need a home, are an investor or a flipper, be here!

Taxes: \$4,423.00 per year, no exemptions.



OPEN HOUSE
Monday,
April 28, 2025
4:00-6:00 pm

- REAL ESTATE TERMS AND CONDITIONS -

Can't make the auction in person?
Call us and bid by phone!

DOWN PAYMENT: 10% 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.

CLOSING: The balance of the purchase price is due at closing approximately 30 days after presentation of marketable title. Approximately June 15, 2025.

POSSESSION: At closing.

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

DEED: Sellers shall provide Warranty Deed(s).

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.

3% BUYER'S PREMIUM

Barry Pharis Trust • Lake City Bank, Trustee



HAHN

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