

Kritzman Real Estate AUCTION

Located east of US 33 in Goshen, Ind. on CR 40 to
15655 CR 40 • Goshen, Indiana 46528

Monday, July 14, 2025 • 6:00 PM

**Nice Country Property
Located Close to Goshen**

**Open House
Tuesday, July 2
4:00 to 6:00 p.m.**

**1.97 Acres
2,615 Sq. Ft. House
32 x 50 Barn
20 x 22 Detached Garage
30 x 40 Pole Barn
21 x 31 Attached Garage**

- Washer, dryer, gas stove, refrigerator, dishwasher included
- 2 Full baths on main level
- Main level laundry
- 20x20 kitchen
- 14x16 dining room
- 28x14 living room
- 16x20 bedroom with attached bath

Second floor

- Full bath
- 3 bedrooms
 - › 12x15 › 13x16 › 13x16
- GFA furnace / Central air
- Water softener

- Gas hot water heater
- 200 Amp electric
- Approximate 18x26 room in basement, partially finished
- Concrete driveway
- Enclosed front porch
- Property nearly all fenced for pasture area
- Nice patio area



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.

ANY ANNOUNCEMENTS MADE 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.

CLOSING: Approximately 30-45 days.

TAXES: 2024 due 2025 - TBD

2% BUYER'S PREMIUM

Mark and Diane Kritzman, Owners

HAHN

hahnrealtyandauction.com

AC39800021

Phil Hahn

(574) 535-3783

IN Lic. #AU01012967

Jason Hahn

(574) 536-7682

**Brian Wuthrich
Sale Manager**

(574) 268-4940 - Milford, IN

Office (574) 773-8445 • Nappanee, IN

