

3 ACRE GOSHEN AREA FARMETTE AUCTION

Located 3 miles southwest of Goshen, Ind. on St. Rd. 119 at

22936 St. Rd. 119 • Goshen, IN 46526

Thursday, April 23, 2026 • 6:00 PM

**LARGE HOUSE
24x64 POLE BUILDING
GARAGE and SHOP**

**WaNee Schools
Harrison Twp.
Close to Goshen,
Wakarusa or Nappanee**



GENERAL INFO: This is a nice property in the NorthWood High School area close to a lot of Elkhart County shopping. The 2-story house has 3 bedrooms - 1 down and 2 up, 1½ baths, nice kitchen with appliances, large living room with hardwood floors and large utility room. There is a basement with gas FA heat and central air, softener and gas water heater. The house is an older house but it is nicely decorated and well cared for and it is approx. 2,130 sq. ft.

**OPEN HOUSE
April 7 • 4-6pm
or by appt.**

The garage is approx. 28x30, insulated, has gas heat, softener and water heater. There is water in the garage with a triple-bay stainless sink. There is an older approx. 18x30 shop/garage with 2 overhead doors. The 24x64 pole barn was built in the 1960s but is in good condition with a lot of utility. In summarizing this property, it is well cared for and ready for any family wanting to live "in the country". Inspect, arrange financing and be a bidder on this property.



TAXES: The tax amount was \$2,371.88 for the 2025 RE taxes.

REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The property will be sold subject to confirmation of the sellers. **Can't make the auction? 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.

ANY ANNOUNCEMENTS MADE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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.

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
2% BUYER'S PREMIUM

Owners: Matthew J. & Emily R. Martin



HAHN

hahnrealttyandauktion.com

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