

# PENROD ESTATE AUCTION

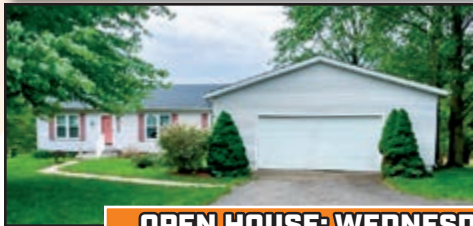
Located west of St. Rd. 13 on Old Rd. 30 to **5949 E Old Rd. 30, Pierceton, IN 46562**

## Thursday, July 9, 2026

**Personal Property 3:00 PM**

**Real Estate 6:00 PM**

### RANCH HOUSE WITH FULL BASEMENT ON 1.25 ACRES



**OPEN HOUSE: WEDNESDAY, JUNE 24 • 4-6 PM**

**This is a nice, clean house on 1.25 acres located close to Pierceton, North Webster or Warsaw. The property includes the following:**

- 10x13 Bedroom with Closet
- 13x18 Living Room with Stone Fireplace
- 12x13 Kitchen with Fridge, Stove, Dishwasher
- Pantry
- 13x15 Dining Room That Is Continuous with a 13x19 Family Room
- Full Bath on Main Floor
- 13x13 Bedroom with Large Closet and Attached Master Bath
- 11x13 3-Seasons Room
- Full Dry Unfinished Basement
- GFA Furnace
- Inside and Outside Entrance to Basement
- Water Softener
- Newer Electric Hot Water Heater
- (2) Egress Windows In Basement
- Sump Pump
- 5x12 Laundry Room on Main Level
- 2-Car Attached Garage
- 200 Amp Electric

**Taxes: \$1,200 per year.**

#### REAL ESTATE TERMS & CONDITIONS

**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.

**DEED:** Sellers shall provide Warranty Deed(s).

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**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 45 days after presentation of marketable title. Approximately July 15, 2026.

**POSSESSION:** Closing.

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

**AGENCY:** Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

**3% BUYER'S PREMIUM**

#### HOUSEHOLD • ANTIQUES

Beds; Bookcases; Love Seat; Misc. Pots and Pans; Dishes; Glider Rocker; Small Porcelain Topped Antique Kitchen Cabinet; Small Roll Top Desk; File Cabinet; Fiestaaware Dishes; Pfaltzgraff Dishes; Dining Room Table, Oak, 6 Chairs; Misc. Hand Tools; Little Metal Cart; DeWalt Chop Saw; Wheelbarrows; Plus a large amount of misc. household items.

**TERMS:** Cash or Check with proper ID. Credit Card w/Convenience Fee

**5% BUYER'S PREMIUM**

Any Announcements Made Day of Sale Take Precedence Over Printed Matter

### Linda Penrod Estate

# HAHN

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