

Grissom Estate Auction

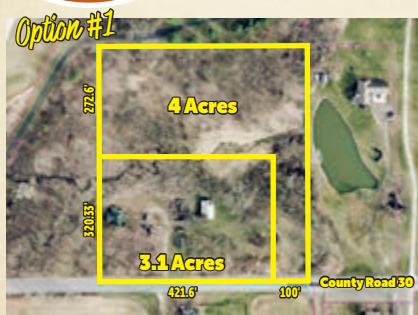
Located northwest of downtown Goshen, Ind. on US 33 (Elkhart Rd.)
to Bashor Rd. (CR 30), then west approx. 3 miles at
23645 CR 30 • Goshen, Ind. 46526

Monday, October 19, 2026 • 6:00 pm

**OPEN HOUSE
THURSDAY,
OCTOBER 1
4 TO 6 PM**

**7.1 Acres Real Estate in
2 Parcels with Buildings
LIVE ON-SITE AUCTION!**

**WaNee Schools
NorthWood
High School
Only 9 miles from
Wakarusa**



Option #3 A combination of Parcels 1 and 2, all 7.1 acres.

General Info: This total parcel contains 3 buildings. The house is an older 1½ story with a basement that is approx. 1,518 sq. ft. There are 3 total bedrooms, 1 bath, living room, kitchen and small office. There is 100 amp, 2021 Ducane gas FA furnace, 2" well and cedar siding. There is a 20'x26' detached garage and a 30'x48' pole shed that is open to the west. The land is mostly wooded with all types of trees. The back part of the property has a great place to build a home and there is a creek that would need to be bridged for your driveway. *Walk the property anytime to inspect.*



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.

A 2% BUYER'S PREMIUM WILL BE IN EFFECT.

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 November 25, 2026.

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

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.

The Former Property of Gregory J. Grissom, deceased



HAHN

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