

REAL ESTATE *by* PHONE BID

AUCTION

Address: 66920 County Road 31, Goshen, IN 46528
Directions: From U.S. HWY. 33 and C.R. 42,
East on 42 to C.R. 31, North to Property

THURSDAY, APRIL 23rd • ENDING at 6:00 PM

Starting Bid
\$425,000

— OPEN HOUSE —
March 31st & April 14th
from 5-7pm

Walk-thru and inspections of
the premises may be conducted
by private showings anytime
up to end of bidding date.



REMARKS: A unicorn in today's real estate market! This 3 bed, 2 full bath home sitting on 5.04 partially wooded acres is nestled just south of downtown Goshen within walking distance to Fairfield High School. Incredible amount of updates including steel roof, new deck, 6" gutters, Jacuzzi tub, electricity in shed, and a whole home natural gas generator! All appliances, freezer, and safe to stay with home! Full finished basement with staircase access to the 3-car attached garage makes for easy in and out!

**Grogg-Martin will be accepting phone bids until
Thursday, April 23rd at 6:00 pm
To place a bid, please contact
Grogg-Martin Auctioneers & Realty at 260-350-7331.**

— Owners —
Pete and Tina Carpenter

TERMS: \$5,000 down, non-refundable, due upon acceptance of purchase agreement. Closing to be within approximately 45 days after conclusion of auction with immediate possession. All taxes are prorated and are approximately \$2,377.68/yr. Sellers have the right to accept or reject any and all bids submitted. Any announcements made day of sale to take precedence over printed material

AGENCY: Grogg-Martin Auctioneers & Realty and staff members are exclusive agents of the seller.

DISCLAIMER: Prospective bidders are responsible for making their own inspections of the property with regards to condition, environmental, zoning, permits, and any and all other inspections and approvals as may be necessary. All sizes, dimensions, and taxes are approximate.



Mike Patka AU10500042
260-350-8603
Shipshewana, IN

Ken Martin
260-350-7331
LaGrange, IN

Lamar Bontrager AU11100084
260-350-1932 • Wolcottville, IN

"We Sell The Earth and Everything On It!"

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www.groggmartin.com

for all information and pictures