

# Lantzer

# ESTATE AUCTION

11 blocks west of downtown Plymouth, Ind. on Jefferson St. to Beerenbrook St., then 1 block south to Adams St., then second house west at  
**1113 W. Adams St. • Plymouth, IN 46563**

## Tuesday, April 18, 2023

Personal Property • 2:00 pm

Real Estate • 6:00 pm

*House • Garage • Great Location!*

**Open House  
Monday, April 3  
4-6 pm**

**General Info:** This is a nice, well-located 2-bedroom house with a full basement and attached 2-car garage on 2 lots. It was built in 1957 and it has 1,390 sq. ft. The full basement has a newer gas FA furnace and AC, 100 amp, gas water heater and a water softener. It is not a finished basement. The main level has 2 full baths, 2 bedrooms, a 20x13 living room, dining, kitchen with appliances and a breezeway. The utility room is on the first floor which includes the washer and dryer. The house needs updating and some new decoration but its in a great spot and it could be really nice.

**Come take a look at this great opportunity and be the buyer.**

**Taxes:** Only \$758.66 with exemptions.



### — 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.

Any announcements made day of auction take precedence over printed matter.

**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.

## Personal Property

Nice Oak Young Chang Spinnet Piano w/Bench; Marlin Model 60 Micro-Groove Semi-Auto .22 Cal. Rifle; Stevens Model 870 .22 Cal. Rifle; Light Duty Gun Case; Small North American Arms .22 Cal. Revolver; RG .22 Cal. Revolver That Needs Repaired; 4-Piece Oak Full- Size Bedroom Suite; 4' Natural Gas Portable Oak Fire-place; Yard Machine 14.5 hp, 42" Cut Riding Lawn Mower; Bolens Gas-Powered Trim Mower; (2) Lawn-Boy Trim Mowers; Hahn Roto-tiller Gas-Powered Frontline; Air-Tired Wheelbarrow; Varied Aluminum and Wooden Extension Ladders; Craftsman Snowblower; Varied Bicycles - Mens, Womens, Exercise Bikes; Pipe Board Clamps; Small Portable Air Compressor; Craftsman 1 hp 12" Band Saw; Varied Tool Boxes and Misc. Hand Tools; Homelite CK4400 Generator; Power Chop Saw; Numerous and Various Hand and Lawn & Garden Tools; New 15 Cu. Ft. 36" White Aluminum Storm Door; Antique Standard Oil Wall Thermometer; (2) Approximate 6 Cu. Ft. Haier Chest Type Freezers; Cast Iron Dinner Bell, No Yoke; Varied Hand Tools; DeWalt Battery-Operated Drill; Saw; Hilti Fastener System; Shop Vacuum; Frost King Hand-Crank Ice Cream Freezer; Numerous Amount of Hand Tools and Hardware of All Types; Microwave Oven; Misc. Pots and Pans; Philips 42" Color TV and Others; Buddy L Texaco Toy Tanker Truck; Franklin Mint USA Fire Truck, In Original Box; International 'M' Gas Tractor 1/6, Plus Other Varied Items



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## Ray D. Lantzer Estate

**TERMS:** Cash or Check w/proper ID.  
Credit Card with Convenience Fee  
Any Announcements Made  
Day of Sale Take Precedence  
Over Printed Matter