

# CONSTABLE ESTATE AUCTION

## Monday, May 1<sup>st</sup>, 2023

**Property #1:** .3 mile north of East Jefferson Blvd. on North Byrkit Ave. in Mishawaka, Ind. to Cove Place, go 250 ft. to Haven Ct. at **2015 Haven Ct., Mishawaka, IN 46565.**

**Property #2:** Located at **1803 Lynn St., Mishawaka, IN 46565.**

**Personal Property • 1:00 pm | Property #1 • 2015 Haven Ct. 6:00 pm | Property #2 • 1803 Lynn St. 6:30 pm**

**2 HOUSES – ONE WITH NICE OUTBUILDINGS • Both Properties Sold On Site**

### Property #1

**Property Address**  
2015 Haven Ct.  
Mishawaka, IN 46565

This is a nice ranch home located on a large corner lot. The house is in need of updating but appears structurally sound.

The house includes the following:

- 1,400 sq. ft. on Main Level
- Living Room - 12x24
- Dining Room - 12x15
- Kitchen - 11 x11  
Includes Dishwasher, Stove, and Refrigerator
- Bedroom 1 - 11 x 14
- Bedroom 2 - 11 x 14
- Bedroom 3 - 9 x 14 with Attached Full Bath
- Full Bath On Main Level
- Full Finished Basement
- GFA Furnace with AC
- Garage 26x28 with Attached 12 x 16 3-Seasons Room with Hot Tub
- 12 x 16 Storage Building with Concrete Floor

**Taxes:** \$584.10 w/Exemptions



### Property #2

**Property Address**  
1803 Lynn St.  
Mishawaka, IN 46565.

This is a very nice property with .95 acre, nice outbuildings - 16 x 20, 24 x 30, 24 x 30 with garage doors and 16 x 26 carport.

The house includes the following:

- Kitchen - 9 x 10 (No Appliances)
- Living Room - 13 x 19
- Front 3-Seasons Room - 7 x 18
- Bedroom 1 - 9x10 w/1 Closet
- New 100 Amp Service
- GFA Furnace
- Gas Water Heater
- Full Basement
- Laundry In Basement
- Central Air
- Large Full Bathroom
- 2008 Siding and Roofs Redone On House and Buildings
- City Water and Sewer

**Taxes:** \$3,470.77 with No Exemptions



**OPEN HOUSE: MONDAY, APRIL 17  
4:00 TO 6:00 PM**

— 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 sale take precedence over printed matter.**

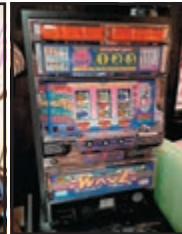
**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to approval by the Sellers.

**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.

**MOWER • TOOLS • FURNITURE • SLOT MACHINES • PINBALL MACHINE**

**Personal Property Sold at Haven Ct. Location**

Excellent Cub Cadet XT1 42" 18 hp Riding Lawn Tractor Foot Pedal Hydrostatic 10 hours; Small Powermate Generator; Misc. Heating and A/C Items Tools: Duct Works, Lights, 4" Bench Vise, Cordless Drills, Hole Saws, Threading Tools, Black Pipe, Milwaukee Angle Drill, Smith Furnace Pipe, Crimper; Craftsman Rolling Floor Model Toolbox; Approximate 5' Tall Craftsman Toolbox; Central Pneumatic 21 Gallon Air Compressor; Sears Heavy Duty Battery Charger; Misc. Hand Tools; Wrench Sets; Pliers; Step Ladders; Wheelbarrows; Weed Eater; Electric Leaf Blowers; Electric Edger; Electric Power Washer; Craftsman 5 hp 21" Snowblower; Misc. Pool Supplies; Gas-Powered Lawn Vac; Set of Wicker Furniture w/ Love Seat; (2) Chairs; Coffee Tables; End Tables (Stored Inside); 6' Tall Approximate 24" Wide Glass Door Curio Cabinet; Dining Room Table and Chairs; Overstuffed Chairs; Leather Recliner; Set of 8 China Dishes; Twin Bed w/Canopy, No Box Springs and Mattress; Several Chests of Drawers; Small Roll-Top Desk; Beer Advertisement; Notre Dame and Chicago Bears Glass 24" Square Advertisement; Takasago Token Slot Machine; Spunky Wave Token Slot Machine; Bally Quarter Pinball Game 'Matahari'; Large Amount of Décor for Every Holiday; Sewmore Sewing Machine w/Cabinet; Cast Iron Skillets



**William E. and Karen Constable Estate**

**TERMS:** Cash or Check with proper ID. Credit Card with Convenience Fee  
Not Responsible for Accidents or Items After Sold  
Any Announcements Made Day of Sale Take Precedence Over Printed Matter



**HAHN**  
HahnAuctioneers.com

**Phil Hahn**  
(574) 535-3783  
IN Lic. #AU01012967

**Jason Hahn**  
(574) 536-7682



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**Brian Wuthrich**  
Sale Manager  
(574) 268-4940 - Milford, IN

**Office (574) 773-8445 • Nappanee, IN**