



# Real Estate & Personal Property

# AUCTION

Southeast of Goshen, IN on US 33 to CR 40, then east 1.5 miles to

15066 CR 40  
Goshen, IN 46528

## Tuesday, May 16, 2023

Personal Property = 2:00 pm

Real Estate = 6:00 pm

### RANCH HOUSE ♦ BARN ♦ 1.95 ACRES

### CLINTON TWP. ♦ FAIRFIELD SCHOOLS

This is a 1,375 sq. ft. ranch house with full, partially-finished basement and a 25 x 25 2-car attached garage. The home includes the following: 12 x 22 living room; 11 x 15 kitchen with stove, refrigerator, dishwasher, washer and dryer included; 3 bedrooms - 12 x 14 with attached 1/2 bath, 11 x 12 and 11 x 14; 1 full bathroom; full, partially-finished basement; newer gas FA furnace. This house is structurally sound but is in need of some updating.

Taxes: \$1,034 per year.



**Open House ~ Tuesday, May 2 ♦ 4:00-6:00 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 THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**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.

### CAR ♦ MOTORCYCLE ♦ MOWERS ♦ TOOLS ♦ ANTIQUES ♦ HOUSEHOLD ♦ MISCELLANEOUS

Nice 2013 Chevrolet Equinox LT, 102,000 miles, no rust; 1973 Honda 450 DOHC motorcycle, 10,000 miles; 1997 Chevy Astro van, needs work; Craftsman model 2200 riding lawn mower, 42" deck, hydrostatic with rear bagger; Snow Chief snowblower; Echo chain saws; Powermate 20 gal. air compressor; hand tools; Buffalo 14" band saw; Craftsman 10" radial arm saw; rolling toolboxes; primitive hand tools; electric power washer; cast iron skillets & pots; crocks; jugs; kitchen items; knives; bayonet; large amount of pulls, some porcelain; glassware; corner cupboard; antique dressers; oak 2-door cupboard; dining room table, 6 chairs & hutch; half-moon buffet; Honda lawn mower; Wizard motorcycle frame; lumber; queen-size bedroom suite, no box springs or mattress; corner curio cabinet; porcelain dolls, some in original boxes; oak approximate 6' tall two glass door china cabinet; several antique dressers; cedar chest; First Act electric guitar; Harmony Stella guitar; Case and Barlow pocket knives; leather horse statue, approximate 14" tall; gumball dispenser; old radios; binoculars; cameras; G.F. Filley #6 cast iron pot; Adlake railroad light; another railroad lantern that has been electrified; several newer collector knives; classic Bowie knife;



## FLOYD D. & MOLLIE L. HARMON, OWNERS



# HAHN

HahnAuctioneers.com

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

Jason Hahn  
(574) 536-7682

Office (574) 773-8445 • Nappanee, IN



AC39800021

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

### PERSONAL PROPERTY TERMS:

Cash or Check with proper ID.  
Credit Card with  
Convenience Fee

Any Announcements Made  
Day of Sale Take Precedence  
Over Printed Matter