

Hunt

REAL ESTATE & PERSONAL PROPERTY AUCTION

Located west of Nappanee Street on CR 10 in Elkhart at 30457 CR 10 • Granger, IN

Tuesday, June 20th, 2023 Personal Property • 2:00 pm | Real Estate • 6:00 pm

2 TRACTS • CLEVELAND TWP. • ELKHART SCHOOLS

57.49 Acres

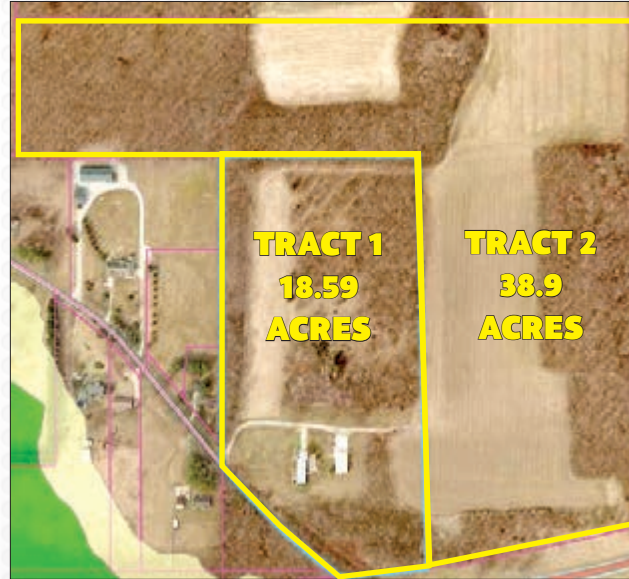


TRACT 1: House, nice finished pole barn, 18.59 acres mostly wooded. The house is 2,260 sq. ft. with 4 bedrooms, 3 full baths, open concept, laundry room, hardwood floors, full unfinished basement and 2-car attached garage. The stove, refrigerator, washer and dryer are included. House is in generally good repair and has a 4" well and water softener. Pole barn is 40' x 60' x 16' and is insulated and finished.

TRACT 2: 38.9 acres with 26 acres tillable and the remaining woods. Access to this property is a 30' easement through Tract 1.

TAXES: Tract 1 - \$2,360 per year; Tract 2 - \$422 per year.

**OPEN HOUSE:
MONDAY, JUNE 12
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.



2009 Ford F-150 FTX all-terrain pickup truck, leather interior, sunroof, 41k miles, w/hard top Tonneau cover; 2000 BMW model 323 CL convertible w/112k miles, leather interior, hard top; John Deere 2555 wide front diesel tractor, dual rear hydraulics, 3 pt., ROPS canopy, 4,500 hours; 2004 Kawasaki KFX 700 four wheeler, automatic transmission, 2x4; Nice Bobcat S185 diesel skid loader w/enclosed cab, 72" materials bucket, hyd. quick attach, 667 hours; set of Bobcat forks 42", sold separate; Bobcat model 709 backhoe w/3' bucket, looks like new; 7' 3 pt. King Kutter mower w/dual rear wheels; 2000 Ford F-150 2WD pickup, runs but in rough condition; Older 14' pull-type disc, no cylinder; 25-bushel 3 pt. fertilizer/seeding spreader; 60 gal. Fimco pull-behind lawn sprayer; Country Clipper 60" zero-turn lawn mower, 390 hours; Like new Husqvarna 150BT backpack leaf blower; Craftsman walk-behind 24" 5 hp snowblower; misc. Craftsman open and box end wrenches; adjustable wrenches; (3) rolling Craftsman tool boxes; 300 gal. overhead fuel tank; (2) Craftsman air compressors - one is 165 psi and the other is 175 psi, 25 gal. each; Schumacher charger; fiberglass extension and step ladders; John Deere model 10 garden cart; adjustable pallet racking; Hobart Handler 135 wire welder; General Mini-Rooter XP sewer snake; Craftsman bench grinder on stand; heavy-duty jack stands; Stihl KM111R telescoping chainsaw, like new; Karcher 3100 psi power washer; DeWalt abrasive chop saw; Pro-Tech bench model drill press; Stihl HS80 gas-powered hedge trimmer; Laser Mark LMH automatic rotary laser w/tripod and target; Blackhawk Porto-Porto repair kit; really nice Surefire gas grill; Bio Force exercise machine; table and chairs; hutch; leather couch, love seat, and oversize chair; coffee tables; filing cabinets; desk; oak king size bed w/dressers and night stands; floor work lights; floor model 42" fan; Protemp 75,000 btu heater; Ab Lounge Ultra ab loungers; Oak grandfather clock, Howard Miller

PERSONAL PROPERTY TERMS: Cash or Check with proper ID. Credit Card with Convenience Fee 5% Buyer's Premium Any Announcements Made Day of Sale Take Precedence Over Printed Matter

Leonard M. Hunt Estate

HAHN

HahnAuctioneers.com

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

Jason Hahn
(574) 536-7682



AC39800021

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

Office (574) 773-8445 • Nappanee, IN

