

Fruchey

REAL ESTATE & PERSONAL PROPERTY

AUCTION

North of Osceola, Ind. on Ash Rd.
to Douglas Rd., then west to...

**10272 Douglas Road
Osceola, IN 46561**

Thursday, June 22nd, 2023

**Personal Property • 1:00 pm
Real Estate • 6:00 pm**

HOUSE • POLE BARN • POND • 9.58 ACRES



This property includes a wood frame, 1,300 sq. ft. house on crawl space with 3 bedrooms, 1 bath, laundry room, open kitchen, dining and living area, 24' x 24' drive-thru garage with 3 garage doors, back patio area, gas FA furnace with AC, built-in oven, stove top, refrigerator and dishwasher included. The pole barn is 40' x 64' with office and workshop, 20' x 44' loft and lean-to. This property also includes a pond and some fencing.

This is a great piece of property!

TAXES: \$968.92

**OPEN HOUSE
WEDNESDAY, JUNE 7
4:00 TO 6:00 PM**

— REAL ESTATE TERMS & CONDITIONS —

DOWN PAYMENT: 5% 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.

TRACTORS • MOWERS • BOAT • TOOLS • SHOP ITEMS • MISCELLANEOUS

Odyssey 20' Pontoon Boat w/50 hp Johnson Outboard Motor w/Trailer, 2002 Boat, Fish Finder and Live Well Included; Excellent John Deere 3320 Tractor w/Front Wheel Assist, PTO, 3 pt., Rear Hydraulics, 327 Hours, w/Front Weights, On The Hydraulics There Are Rear and Center, Umbrella and Fiberglass Canopy; John Deere MX6 6' 3 pt. Bush Hog Mower w/Tail Wheel; John Deere I Match Quick Attach, To Be Sold Separately; John Deere Model 665 3 pt. Tiller, 64" Wide, Very Little Use, Stored Inside; 6' King Kutter Box Scraper w/Teeth, 3 pt.; 3 pt. Boom; 3 pt. Drawbar; John Deere 997Z Track Zero-Turn Lawn Mower, Commercial 72", 1,868 Hours; John Deere X304 Riding Lawn Tractor Hydrostatic 42" Deck, All Wheel Steer, 1,852 Hours w/Bagger and Mulching Kit; John Deere 332 Hydrostatic Lawn Mower w/42" Deck Hydraulic Lift and Rear Hydraulic Valves; Coleman PowerMate 33 Gal. 6 hp Air Compressor; Craftsman 10" Floor Model Table Saw; Craftsman 10" Floor Model Drill Press; Waterloo Rolling Toolbox; Paslode Nailers; Bosch Nailers; Jigsaw; Biscuit Cutter; Dovetailers; (2) New Fishing Boat Seats w/Bases; DuraCraft 14" Bench Model Band Saw; 6" Bench Vise; Craftsman Rolling Toolbox; Craftsman 8.5 hp Chipper; Older Martin Outboard Boat Motor and Other Outboard Motors; Large Amount of Misc. Fishing Poles and Baits; Pull-Behind Bike Baby Buggy; Misc. Bikes; 12" Craftsman Wood Lathe w/Knives; Gas-Powered Lawn Edger and Gas-Powered Easy Rake; (2) Nice Galvanized Chicken Nests; Aluminum Step Ladder; 1980s Honda Elite Moped; Aluminum-Sided Table; 2-Person Infrared Sauna; 6' Long Metal Yard Wagon; (7) Sections of Teardrop Pallet Racking; Large Amount of Canning Jars; Milk Bottles; Old Kerosene Heater; Wicker Swing; Misc. Outdoor Patio Furniture; (2) Old Wooden Chicken Crates; Approximately 3,000' of Wood Trim - Varied Wood and Some Baseboard; Longaberger Baskets and Pottery; Partial Roll of Fiberglass Sheeting 4' Wide; Pull-Behind Leaf Vac w/Honda Engine; Extra LP Gas Furnace; Smith and Wesson Model M&P 15-22 22 LR w/Tru Glow Optics; Remington 870 Express Magnum 20 Gauge Pump Shotgun w/Some Surface Rust; Crosman Pellet Gun; (6) Bricks of .22 Long Ammo; Misc. 20 Gauge Shotgun Shells; Ruger Model 1022 .22 LR Semi-Auto w/Bushnell Scope; Uncirculated Morgan Silver Dollars from 1879-1921, Some Are O's; 1884, 1883, 1885 O's Morgan Silver Dollars; Large Amount of Wheat Pennies Unsorted; Case of 9mm Ammo; New Central Vac System



John and Sally Fruchey, Owners



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

HAHN

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