

Nowacki

Real Estate & Personal Property AUCTION

THURSDAY, SEPTEMBER 7, 2023

North of the US 20 Bypass on Mayflower Rd. to Edison Rd., then west to
23574 EDISON RD.
SOUTH BEND, IND. 46628

Personal Property • 2:00 pm

Real Estate • 6:00 pm

NICE .96 ACRE LOT • HOUSE • OUTBUILDINGS

This is a nice property with a 2,080 sq. ft. home and includes the following

- One-car garage 15x20
- 12x20 family room with fireplace
- 10x21 kitchen w/gas stove
- 12x22 living room
- One full bath
- 9x11 bedroom
- 10x10 bedroom
- 8x10 bedroom
- Full basement, dry, unfinished, w/laundry room
- Lennox GFA furnace
- New AC unit
- Newer water heater
- Softener
- 200 electrical
- 24x30 detached garage
- 10x20 storage shed
- Nice large lot w/large amount of trees surrounding



GREAT LOCATION



TAXES: \$1,020 per year, no deductions.

— 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.

MODEL A • TOOLS • AUTOMOBILE MEMORABILIA • TOYS • DOLLS • ANTIQUES • SIGNS • MISCELLANEOUS

Model A Ford Street Rod Touring, no front hood, open top, w/Studebaker V8 engine, Studebaker swan radiator cap emblem; 1931 Ford Victoria, partially disassembled, fenders, hood, engine for this car; 1954 Pontiac Catalina, 2 dr., needs complete restoration, newer rubber, hydramatic 4 spd. 268 cubic inch inline 8 cyl., title; 1995 Ford F-450 Super Duty service truck, 164K miles with Atlas-Copco air compressor & 16,000 lb. hyd. crane proportion service body, a little rust, 1 owner, title; Craftsman 19.5 hp 38" mower w/rear bagger; Model 1 Ford chassis w/only engine and transmission; original porcelain Hoosier Motor Club Emergency Service Triple A side production for genuine parts sign; original Pepsi sign 24x36; Railway Express Agency signs; traffic light; Standard Oil thermometers; marble thermometer; varied car parts; Studebaker transmissions; engine; Ryobi radial arm saw; large tank torch set; large older vertical air compressor 5 hp; Craftsman stick welder; steel welding benches; 1913 porcelain license plate; matching pair 1931 Indiana license plates; other license plates; misc. tools, socket sets, wrenches, hand tools, floor jacks; Sea King aluminum flat-bottom row boat; large amount of car collectibles; (30) American Muscle Cars and GS Nationals Club Cars; milk can; Iris and Herringbone Depression glassware; blue and yellow Fenton bells; Opalescent glass (various items) blue and yellow; Hobnail milk glass creamer & sugar set; flat front oak curio cabinet; coffee grinder; teacups and saucers; (3) German porcelain-head antique dolls; (20) newer dolls; curve-glass curio cabinet; Goebel porcelain dolls; beaded purse; costume jewelry; overstuffed chairs; overstuffed couches; sewing rocker; treadle sewing machine base; leaded glass table light; antique baby cradle



John & Marie Nowacki, Owners



HAHN

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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