

# Roy & Anna Mary Zimmerman

# AUCTION

## Saturday, August 19, 2023

Southwest of Goshen, Ind. on St. Rd. 119 to CR 17, then south 2 3/4 miles to CR 42, then west OR north of New Paris, Ind. on St. Rd. 15 to CR 142, then west 3 miles to CR 17, then north 1/2 mile to CR 42, then west 1/2 mile at

22425 CR 42 - Goshen, IN 46526

Real Estate - 9:30 am

Personal Property - 10:00 am

WaNee  
NorthWood  
Schools

Open House - Monday, July 31 - 4:00-6:00 pm

Located near  
Wakarusa,  
Nappanee,  
New Paris  
and Goshen

Harrison Twp.

**LARGE HOUSE**  
**BANK BARN • NEWER SHED**  
**ALL ON 3.85 ACRES**

General Info: This 3.85 acres contains 3 excellent buildings. An approximately 3,200 sq. ft. 2-story, 5 bedroom house with 4 full baths. There are two oak kitchens, large living room, den, large utility and mud rooms with an attached 28' x 24' garage. There is a full unfinished basement with a fireplace. There are two FA LP gas furnaces with central air, (2) 100 amp electric (200 main on the farm) and a gas water heater and softener. There is a 4" well. The house is very spacious, very well cared for and nicely decorated.

The barn has hay and straw storage and the ground level is concreted with varied partitions. The machinery/storage building is approx. 40 years old and it is 40' x 64'. It has a restroom and overhangs.

*This is truly a lovely setting, very private and the buildings are well cared for. If you are wanting a country hobby farm or a property with great buildings to add to your farming operation, this is it!*

Taxes: \$3,193.50 per year.



### — 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.

### AUTO • TRACTOR • SKID LOADER • MIXER • MOWER • SHOP ITEMS • APPLIANCES • HOUSEHOLD



2009 Buick LaCrosse 4-door, 110k miles, air and black in color; Case 1840 diesel skid loader, older unit 1995, runs fine w/materials bucket only; International Farmall Super M narrow front gas tractor, running, no fenders, SN#500161; Case International 1250 grinder mixer, extendable auger, scaled but needs repaired, been stored inside, generally clean unit, gear drive and two-ton; 7-ton Brock 4-leg feed bin; Ingersoll-Rand V-twin 5 hp vertical single phase air compressor w/2 industrial air dryers and 500 gal. LP tank used for air storage; 65' of U radiant heat, to be removed; Reddy Heater 170,000 BTU kerosene heater; Honda 200X 3-wheeler, runs; Everide Warrior zero-turn 60" cut mower, 742 hours, 26 hp; Miller 250

wire feed welder; air-tired wheelbarrow; misc. barn primitives - hand planter, scythe, buck saw, cross cut saw, wagon wheel; misc. lawn and garden hand tools; 8' fiberglass ladder; (5) 6' poly folding tables; numerous and various canning jars; numerous and various books; Century battery charger; Ruger 10-22 laminated stock .22 cal. w/scope; Precision International 560 narrow front gas tractor; all types of kitchenware; large amount of varied bedding; pillows; set of sterling fine china; Lane walnut exterior cedar chest; queen size poster bed w/ quilted mattress; overstuffed recliner; 8,000 BTU Haier window A/C; new large quilts; overstuffed blue rocker; redwood 3" thick coffee table; antique oak hat box mirrored dresser; varied rockers; solid oak toy box; Queen Anne-legged white ivory love seat; antique 4-stack oak lawyers cabinet; late model Galaxy 15 cu. ft. white textured 2-door refrigerator; Kenmore 30" electric ignition almond and black gas range; Magic Chef under-counter microwave; Miami #8 cast iron skillet; Wagner drip-drop skillet cover #7; varied beds - queen and full; antique walnut step-back cupboard, base only; nice 3-cushion, tan, late-model hide-a-bed sofa; state quarters in a book; wooden marble game; PLUS MUCH MORE!

The Former Property of Roy B. Zimmerman, deceased

Anna Mary Zimmerman, Owner



**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

FOOD BY WISLER CHURCH