

# Beath

# ESTATE AUCTION

3½ miles north of downtown Nappanee, Ind. on St. Rd. 19 to CR 46, then west 1½ miles to CR 146 (aka Plymouth/Goshen Trail), then southwesterly 1½ miles to

29694 CR 146 • Nappanee, Ind. 46550

## Thursday, September 28, 2023

**Personal Property 2:00 p.m.**

**Real Estate 6:00 p.m.**

**NORTHWOOD  
SCHOOLS**

**3 Acres • Large House • Detached Garage & Outbuilding**

### General Information:

The house was built in 1979. It is 1,892 sf with a full basement. There is also a porch that has been enclosed to be made into a utility room, it is 12x16. The total square footage of the house is 2,084 sf. It has 4 bedrooms, 2 baths, living, dining and kitchen, and the basement entrance is in the utility room. The house has a 2" well, septic system, GFA heat w/central air. The house has maintenance-free siding, good care, and very attractive on the interior. There is a 28x20 deck. Also, there is a very attractive 24x32 garage and a small barn that is 20x26. Again, it is an extremely well-located property.



**OPEN HOUSE  
WEDNESDAY, SEPT. 13<sup>TH</sup>  
4:00-6:00 PM**

*If you want a great location, centered between Wakarusa, Nappanee and Bremen, this is it!*

**Taxes:** \$2,310.06 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 day of the 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.

**Autos • Tractors • Equipment • Lawn & Garden • Shop Tools**

2007 Honda Odyssey van, 160k miles, 50 percent rubber; 1989 Ford extended cargo van, 100k miles, generally clean; Massey-Ferguson 135 gas tractor w/power steering, excellent rubber, 3 pt. 1900 hours; Woods 7200 6' 3 pt. mower; older Massey-Ferguson 135 gas WF tractor, hole in gas tank, poor rubber, no power steering; Dearborn 2-bottom 3 pt. plow; nice deep dish offset wheel disc; Central Pneumatic 21-gallon vertical air compressor; Craftsman double-stack toolbox full of varied common tools; Craftsman fence line gas-powered trimmer; power chop saw on stand; nice aluminum cartage cart; zero-turn riding lawn mower w/transmission issues; Massey-Ferguson single-axle tilting lawn mower trailer; 26' aluminum ext. ladder; 12' fiberglass ext. ladder; wood burning furnace; large 4' fiberglass fountain; numerous and various lawn, shop and garden tools; misc. household items;



**TERMS:** Cash or Check with proper ID. Credit Card with Convenience Fee Any Announcements Made Day of Sale Take Precedence Over Printed Matter

**James P. Beath Estate**



# HAHN

**HahnAuctioneers.com**

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

**Jason Hahn**  
(574) 536-7682



AC39800021

**Brian Wuthrich**  
(574) 268-4940 - Milford, IN

**Office (574) 773-8445 • Nappanee, IN**