

Clayton AUCTION

North of downtown Nappanee, Ind. to 1526 N. Main St. • Nappanee, Ind. 46550

Thursday, October 19, 2023

Personal Property 4:00 p.m.

Real Estate 6:00 p.m.

HOUSE • SHED • .59 ACRE LOT

This is a well-kept property on the north edge of Nappanee. The house includes the following:

- 1288 sq ft ranch style home
- Partially finished basement
- .59-acre lot
- WaNee schools
- Nice, brick back patio area
- Asphalt driveway new in 2021
- New heating/cooling system in 2017
- New softener in 2018
- New steel roof in 2016
- Remodeled L-shaped kitchen with stainless steel appliances including refrigerator, gas range, microwave and dishwasher
- Almost all new flooring, mostly hardwood
- Basement has been waterproofed
- New dehumidification system
- 5 x 11 Laundry room



Open House
WEDNESDAY,
OCTOBER 4TH
4:00-6:00 PM

- 2 bedrooms,
12 x 12 and 12 x 13
- 1 full bath
- 14 x 21 Living room
- 2-car heated garage
- Outside storage shed

This would make a very nice house for a starter home or someone looking to downsize.

Taxes: \$1,781.80 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.

LAWN & GARDEN • HOUSEHOLD

John Deere Model 345 hydrostatic 40" riding lawn tractor with rear bagger, 974 hrs.; Simplicity Model 520, 20" snowblower; New 5' multi aluminum ladder; Wheelbarrow; Stihl gas-powered blower; Miscellaneous rakes and shovels; Gas-powered chainsaw; Electric chainsaw; Hand tools; Kitchen table and chairs; Bookcases; End tables; Lights; Pictures; Other miscellaneous 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

Barney Clayton,
Owner



HAHN

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