

GILMAN TRUST AUCTION

Monday, November 13, 2023

Located 3½ miles south of Mishawaka, Ind. on St. Rd. 331 (Bremen Hwy.) OR 8 miles north of Bremen, Ind. on St. Rd. 331 to...

**63073 Bremen Hwy.
South Bend, Ind. 46614**

**Personal Property - 2:00 p.m.
Real Estate - 6:00 p.m.**

**23.5 ACRE FARMETTE IN MADISON TWP.
BEING SOLD AS 1 PARCEL**

**Penn
Schools**



General Info: This is a well-located 23 acre property with an approx. 1,300 sq. ft. 1½-story house, 40 x 72 stately flat-bottom barn, a 22 x 40 machinery shed and a 20 x 22 detached garage.

**Open House
Wednesday,
October 18
4:00-6:00 pm**

The house has 3 bedrooms, 2 baths and full basement, fireplace and maintenance-free siding. The barn is just about the same as it was when built in 1914 with horse stalls, cow stanchions, hay and straw mows and large water eave. The garage and shed are very useful. They may need a little updating, but they are very functional. The well and septic have been inspected. Properties like this are very hard to find anytime, so take advantage of this opportunity. Don't miss this one! The income from the bare land will probably cover your taxes and insurance.

Taxes: \$3,305.96 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.

PERSONAL PROPERTY

John Deere 316 riding lawn tractor, hydrostatic, 48" deck w/front blade and rear bagger, not running; (2) Simplicity model 7010 Landlord gear drive riding lawn tractors w/36" blower and chains, one with 42" mower deck and one with no mower deck, not running; Strider battery-operated handicap 4-wheel cart, needs new batteries and charger; Late model Honda easy-start, rear-bagging, self-propelled 21" power mower; 175k BTU Knipco bullet heater; Other bullet heaters that need repair; Primitive anvil vise mounted on an approx. 2½" plank; Red child's wagon; Olathe approx. 32" PTO blower, originally fit a Toro ground master mower; Dearborn 2-bottom, 14" 3-point moldboard plow; 2-row Ferguson 3-point cultivator; Slip Scoop; (2) new steel light-duty tandem axle trailer with fenders; Handicap approx. 13-step power incline/decline chairlift; Scythe; Cant hook; Wooden pulleys; Clevises; Pair of double washtubs; Old metal folding chairs; Old wooden extension ladders; Wooden 40' extension ladder; Other farm primitives; Old mounted buzz saw including blade; Old stenciled bobsled; Varied sized old wooden barrels; Washtub stand; Precision garden seeder; Walk-behind primitive garden plow; Varied canning jars; Jugs; T-square steel fence posts; Wood corner posts; Pile of slate for roofs; Copper boiler; 2-bottom Oliver steel-wheeled plow, pre rooster comb; Steel beam walk-behind plow; Steel laundry stove, bad firepot but ornate front; Wood-framed small-paned house and barn windows; Pitcher pumps; 10-gallon milk cans; Screw jacks; Old manual typewriter; Early double-sided porcelain Penn-Dixie motor oil, been painted over but needs cleaned; Penn-Dix sign; Fairbanks wooden-beamed platform scale; Galvanized mint can; Electric portable air compressor; Motor Craft metal foreman's service desk cabinet and a wall-hung cabinet; Numerous glass gallon jugs; Older Schwinn 3-speed bike; Other old earlier bicycles; and much more!



HAHN
HahnAuctioneers.com

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

Jason Hahn
(574) 536-7682



AC39800021

Brian Wutrich
(574) 268-4940 - Milford, IN

Office (574) 773-8445 • Nappanee, IN

**Joyce E.
Gilman
Revocable
Trust**