

Radabaugh

Real Estate & Personal Property **AUCTION**

Located 2 miles south of Elkhart, Ind. on St. Rd. 19 to CR 26 (first road south of Bypass), then east 2 miles to CR 9, then south ½ mile to CR 126, then east ¼ mile at **25763 CR 126, Elkhart, Ind. 46517**

Monday, March 18, 2024

Personal Property - 4:00 p.m.

Real Estate - 6:00 p.m.

APPROXIMATELY 2¼ ACRES WITH LARGE HOUSE & OUTBUILDING

General Info: This little over 2 acres of ground has located on it a large 2-story house that was built in about 1964. The total square footage is approximately 2,592 sq. ft. It has a basement of approximately 672 ft. that has some moisture issues. There is a very large master bedroom with a very large hot tub, shower and full bath. There is also a very large family room, a fireplace, a formal living room, dining room, kitchen and half bath. The upstairs has two bedrooms and a bath. The one bedroom was a combination of two separate bedrooms. The well appears to be an older 2" well and it has a mound septic system. It has central air, water softener, 200 amp electric service and also an inground pool that has a new liner in 2023, but has not been used for a few years. There is a large, detached two-car garage with a drive-through with two rear overheads so you can drive to another building that is directly behind it. That building is used for storage.

Tax Amount: \$3,051.38 2022 due in 2023. 2023 due 2024 not available yet.



**Concord
Schools**



**Open House
Wednesday,
March 6
4:00-6:00 pm**

— 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

2001 Lexus LX7, V8, 4x4 SUV, runs; 2002 Ford Ranger Pickup, Doesn't Run, 203k miles; 1996 Dodge Ram 2500 Laramie, Cummins Diesel, ¾-Ton Truck w/Utility Box, Not Running, w/Rust; 1999 Cadillac DeVille 4-Door Automobile, Doesn't Run, No Miles; Tandem Axle Beaver-Tailed 18' Hitch-Pull Trailer w/Ramps, Wood Is Bad On Floor; Varied Rototillers, Lawn Mowers, High Pressure Sprayers Not Working; Snowblower; Cub Cadet LT1042 Riding Lawn Mower; Misc. Scrap; Varied Pieces of Household Furniture, Sofa, Bedroom Suite & More.

Jerry L. Radabaugh, Sr. Estate
Karen Montgomery, Personal Representative



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

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