

Kowalski Estate

AUCTION

Friday, May 31, 2024

Personal Property - 11:00 a.m.

Real Estate - 5:00 p.m.

Approx. 5 miles south of Mishawaka, Ind. on Bremen Highway (St. Rd. 331) to New Rd., then ¼ mile west at
**16600 New Road
Bremen, Ind. 46506**

HOUSE ♦ SHOP ♦ 3 ACRES PLUS LARGE AMOUNT OF SHOP EQUIPMENT... MILLS, LATHES, TRACTOR, TRAILER, WELDERS, TOOLS & MORE

This property has 3 improvements located on it... House, detached 2-car garage in poor condition that is 22x24 and it probably needs to be removed and then an outbuilding built in 1976 that is 48x50 w/heat. The house is a 2-bedroom, 1 bath house w/a small kitchen area, a full basement, with an outside entrance and inside entrance. It has an older heating system, a newer 4" well and a non-working older septic system. The condition of the house itself is non-habitable at this time.

This property is well-located and it has a lot of possibilities, so inspect, arrange financing if needed and be the buyer here. There *will* be a new owner.

Tax amount: \$2,722.22 (Estimated) with no exemptions.



— 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.

**Open House
Thursday,
May 30
1:00-4:00 pm**

PERSONAL PROPERTY

LATHES - MILLS - GRINDERS - HONES - WELDERS - TORCH SET - MOTORCYCLES - PARTS - HAND & PRECISION TOOLS

Ford (probably a 600) gas, 3 pt. tractor w/one-arm loader, not running, been outside, no serial number, shows 1,300 hours; Nice Steigers 16' tri-axle hitch-pull trailer w/ramps; heavy-duty Nugier model H60-14 hydraulic press; AM Pro appears to be a cleaner model 23380; nice older 10' hydraulic lift wheel disc, could be Kewanee; numerous pieces of scrap, cultivators, old manure spreader, elevators; heavy-duty 3 pt. log splitter, hydraulic; approximate 20 varied mostly poor stated condition motorcycles in the bottom of an open barn - they are Honda, Kawasaki, Suzuki and more;



John Deere hand corn sheller; two bulk filling stations; oil tanks; motorcycle engines out of the varied motorcycles; boxes & boxes of new motorcycle parts; auto engines - blocks, heads, cranks, carburetors & more; motorcycle, lawn mower, new parts - boxes and boxes of them; a lot of Drag Specialties for high performance motorcycles; boxes of new tune-up kits for varied motorcycles; new motorcycle tires, approximately 50; large cabinet full of primarily varied motorcycle new spark plugs; varied cases of new oil & other cycle oils; Blue Point air conditioning reclaiming; Black Max 5 hp vertical single phase air compressor; Snap-on diagnostic cabinet; Stihl backpack leaf blower; Kawasaki GA1800A portable generator; head machine to resurface heads; White Industries R2 air conditioner recharger; large amount of varied shop manuals for motorcycles; heavy-duty floor model Cummins 9-speed drill press; Berco 62"x30" cabinet surface grinder w/top motor; (5) different varied size lathes including a 6' Japan machinery company engine lathe; 6' heavy-duty engine lathe w/24" side grinding wheel; 18" rotating wheel grinding machine w/cap; 16" four-jaw lathe, chuck only; (2) Bridgeport mills, one with digital readout; nice Coats model 5050E rim-clamp tire changer; Bear 500 tire balancer; Large DCM Tech boring machine w/varied collars and collets; (2) Snap-on rolling three-piece machinist toolbox w/side hang on; Lots of varied Snap-on hand tools, specialty parts, wrenches, etc.; Par-X american made 1" drive ratchet and sockets; Hobart mig 200 welder; Airco large welding machine AC/DC heli-welder 5; Peterson model CG87; Airco 225 Stinger; large amount of blocks and heads; heavy-duty hydraulic scissor lift; Ammco model 3000 heavy-duty brake lathe; all types and weights heavy-duty floor-model drill press; Peterson SRA30 spring removable system; Brown & Sharpe surface grinder; 6" floor-model vertical sander; 4' Kalamazoo horizontal band saw; Troy-Bilt 3100 gas-powered high pressure sprayer; Kwick-Way belt grinder; Kwick-Way vertical motorized cutter w/16" throat; all types of varied precision tools; Kwick-Way 092 powerstroke cylinder hone; Van Norman boring machine; 2'x28" fan parts washer; Snap-on 6" bench vise; varied benches, some with vises on them; large amount of new belts; large cabinet; 2'x4' Drietzler sandblasting cabinet with hand holes; Peterson heavy-duty surface grinder; International S1700 66-capacity older school bus, been sitting for a number of years; acetylene torch set, complete w/cart, gauges and tanks; other varied acetylene and oxygen tanks; piles of motorcycle and moped parts; heavy-duty welding table w/leg vise, approximate 40"x6' on casters; Grob floor-model 18" throat heavy-duty band saw; numerous boxes of Lawson parts cabinets; Block Master 18 cutters model 85B surface cutter; large amount of drill bits, all sizes; varied cutting tools; Snap-on ignition analyzer model MT431; numerous and various motors; every imaginable pieces of hardware w/nuts bolts, etc.; Stihl 029 super chainsaw and other chainsaws; Ultrasonics high-temp cabinet; 24' aluminum extension ladder; adjustable shelving; older Simplicity Landlord riding lawn mowers in the barn, not running, w/decks and a lot of other old lawn mowers; single-axle light-duty lawn and garden tilt trailer;

NOTE: There is so much scrap here, you won't believe it... engine blocks, heavy machinery, snowmobiles, motorcycles, mowers, just everything!

Kenneth J. & Jo Ann Kowalski, deceased



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

Cash or Check with proper ID.
Credit Card with Convenience Fee

**10% BUYER'S PREMIUM
WILL BE IN EFFECT**

Any Announcements Made
Day of Sale Take Precedence
Over Printed Matter