



# Real Estate & Personal Property AUCTION

## Saturday, June 8, 2024 **Real Estate - 9:00 a.m.** **Personal Property - 9:30 a.m.**

2 blocks south of the downtown square of Wakarusa, Ind. on Elkhart St. to Wabash St. (The Avenue), then east 1 block at the corner of Wabash St. & Union St. at **200 Union St., Wakarusa, Ind. 46573**

### REAL ESTATE

**GENERAL INFO:** This is a wonderful older house and garage on a very large lot in a much-sought-after location. The house is approx. 1,864 sq. ft. 2-story with 2 baths, 4 bedrooms upstairs and other spacious rooms. There is an open stairway, a partial basement, central air, fireplace and all appliances. The garage is 16'x20'. The lot is 55' x 110' with a nicely landscaped rear lot that Ts into the main lot that is approx. 50'x160'. The Martin family has owned this property for many years and it has not been on the market. Inspect, arrange financing and be the buyer on this one.

**Taxes:** \$1,959.80 per year

**Open House**  
**Wednesday,**  
**May 22<sup>nd</sup>**  
**4:00-6:00 pm**



### REAL ESTATE TERMS & CONDITIONS

**DOWN PAYMENT:** 5% 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.

**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.

**EVIDENCE OF TITLE:** Seller shall provide an Owner's Title Insurance policy in the amount of the purchase price.

**DEED:** Sellers shall provide Warranty Deed(s).

**CLOSING:** The balance of the purchase price is due at closing approximately 45 days after presentation of marketable title. Approximately July 23, 2024.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**AGENCY:** Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. Announcements made at the auction podium during the time of the sale will take precedence over any previously printed material, or any other oral statements made. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. All sketches and dimensions in the brochure are approximate. Each potential buyer is responsible for conducting his/her own independent inspections, investigations, inquiries and

due diligence concerning the property. The information contained in this flyer is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and selling agents reserve the right to preclude any person from bidding if there is any question as to such person's credentials. All decisions of the auctioneer are final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**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

Very Nice Duncan Phyfe Mahogany Dining Room Table w/2 Leaves, 6 Lyre-Back Chairs, Sideboard Buffet and a Pediment 6' Corner Cupboard; Very Nice Queen Anne-Legged Cherry Secretary Bookcase, Slant Front, Glass Top Doors; Very Nice Mahogany Fern Stand; Varied Swivel Overstuffed Rockers; Brown Vinyl Reclining Chair; Queen Anne Overstuffed Arm Chairs; Floral 3-Cushion Sofa; Other Chairs; Varied Bookcases; Old Mantel Wind-Up Clock; Grandmothers Clock; Varied End Tables, Coffee Tables, and Others; Very Nice Approximate 6.5' Tall Lighted Etched Glass 24" Curio Cabinet; Roll-Top Curio Cabinet; Numerous and Various Pictures; Mirrors; Very Nice Old Double-Sided Steel Scrolled Bed w/Mattress and Springs; Full-Size Bed, No Headboard and Good Mattress; Lined Oak 6-Drawer Dresser w/ Mirror; Newer Oak Curved Glass China Cabinet; Beautiful Oak Leaded Top Lift-Top Blanket Chest; Antique S-Front Oak Commode w/Towel Bar; Oak Parlor Stand; Oak Arm Rocker; Nice Old Solid Cedar Chest; Numerous and Various Pieces of Linens, Bedding, Bed Spreads, Etc.; Numerous and Varied Floor and Ceiling Lights; Misc. Newer Dolls; Wall-Hung Doll House Open w/Furniture; (4) Old Turn-of-the-Century Fancy Umbrella; Old Yard Long Floral Antique Picture; Varied Cold Sport Cottages; Hummel Figurines, Plates, Plaques; (10) Lenox Dolls; (75) Byers Choice Carolers Dolls; 25 Hummel Figurines; Hull Little Red Riding Hood Bank; Weller Varied Carved Glass Pieces; 16" Early Stoneware Floral Vase; Varied Swarovski Cut Glass Figurines; Misc. Pieces of Fenton; Large Amount of Cups and Saucers; Numerous Approximate 140 Varied Thimbles, Primarily China; Kitchen Full Of Varied Standard Kitchenwares; Misc. Small Appliances; Numerous and Various Holiday Décor; Approximate (12) Green Canning Jars



### LAWN & GARDEN EQUIPMENT • OUTSIDE ITEMS

Troy-Bilt 2450 psi Gas-Powered High Pressure Sprayer; Honda HS35 Snowblower; Nice Keller 8' Fiberglass Step Ladder; Croquet Set; Varied Wicker Pieces for the Patio; 16' Aluminum Extension Ladder; Earth Way Fertilizer Spreader; All Types of Lawn and Garden Hand Tools; Shop Vac; Cool Murray 1930s All Metal Coaster Childs Wagon; LP Gas BBQ Grill; 8' Like-New Ornamental Windmill; Craftsman Air-Tired 2-Front Wheel Wheelbarrow; Toro Walk-Behind Rear Bagging Power Mower; Animal Cage; Stihl FS 45 Gas-Powered Fishline Trimmer; Mesh-Side Garden Wagon; Buck Saw; Old Wooden-Handled Walk-Behind Garden Hoe; Horse Head Hitching Post;

## The Former Property of Jerry L. Martin, deceased • Helen F. Martin, Owner



# 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

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