

MAST PUBLIC AUCTION

Thursday, April 24, 2025

Personal Property • 3:00 p.m. Real Estate • 6:00 p.m.

Located approximately 2 miles west of Elkhart, Ind. on Old U.S. Highway 33 to CR 1, then north approx. ½ mile to Cardinal Ave., then east to house at

**29980 Cardinal Ave.
Elkhart, IN 46516**



**Open House
Wed., April 9
4:00-6:00 pm**

REAL ESTATE

General Info - This is a very nice 3 bedroom ranch-style home that was built in 2005 with a 24' x 24' 2-car garage. The house square footage is 1,512. It has two full baths, large living room, dining, kitchen and office/computer room. The property has city water and sewer and gas heat. It would make a great starter home, investment or retirement home. The house sits in Baugo Twp. on 2 lots in Sunset Park addition.

Inspect, Arrange Financing and Be the Buyer on This Affordable Home!

— REAL ESTATE TERMS & CONDITIONS —

*Can't make the auction in person?
Call us and bid by phone!*

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.

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.

CLOSING: The balance of the purchase price is due at closing approximately 30 days after presentation of marketable title. Approximately May 22, 2025.

POSSESSION: At closing.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

DEED: Sellers shall provide Warranty Deed(s).

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.

TAXES: \$318.84 per year with various exemptions.

PERSONAL PROPERTY

Dixon Speedster 42" Zero-Turn Lawn Mower w/19 hp Intek Engine; Lawn & Garden Single Axle Dump Trailer; Lawn & Garden Mesh Side Wagon; Other Misc. Carts; Delta Bench Model Band Saw; Scroll Saw; Nice Craftsman Variable Speed Drill Press; Misc. Rods, Reels and Baits; Hand Tools; Shovels; Rakes; Misc. Garden Hand Tools; Havahart Live Animal Trap; Handyman Jack; Appliance Cart; Wheelbarrow; Nice 8' Louisville Fiberglass Step Ladder; Old Leg Vise; Nice Echo CS370 Chain Saw, 18" Bar; Numerous and Various Hand Tools (Battery & Electric); DeWalt Porter Cable; Synco Air Staplers; All Types Hand Tools; Adjustable Wrenches; Wrench Sets; Screwdrivers; Misc. Hardware; Old Primitive Hay Knife; Draw Knife; Pipe Wrenches; Older Mens' Bike; Croquet Set; Electron 5 Water & Air Machine; Coleman Propane Lantern In Case; Wooden-Strapped Lawn Chairs & Gliders; Electrolux Canister Sweeper; 3-Year-Old Burgundy Electric Over Stuffed Lift Chair; 6-Drawer Chest of Drawers; La-Z-Boy Reclining Lounger - Brown; Single Bed with Mattress and Springs; Other Misc. Sofas and Chairs; Waterfall Depression Cedar Chest; Wagon Wheeled Coffee Table - Old Wooden; Lined Oak Chest of Drawers; Very Nice Pediment Queen Size Bed with Nice Mattress & Springs; Nice Cavalier Depression Era Walnut Cedar Chest; Varied Night Stands, Lamps, Etc.; Varied New Marbles; A Lot of Puzzles; Varied Games; Paper Cutter; Writing Desk; Varied Wall Clocks; Pots, Pans, Utensils, Etc.; 8-Horse Hitch - Replica; Other Donkeys and Horses

NOTE: There is approx.
only 2 hours of personal,
so **BE ON TIME!**

PERSONAL PROPERTY TERMS:

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

Any Announcements Made
Day of Sale Take Precedence
Over Printed Matter



Robert U. Mast Estate

HAHN

hahnrealtyandauction.com

AC39800021

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

Jason Hahn
(574) 536-7682

Office (574) 773-8445 • Nappanee, IN



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