

# *Morris* Real Estate Auction

**Thursday, June 12, 2025 • 6:00 P.M.**

Personal Property Auction and Parcel #1  
**22935 Adams Rd., South Bend, IN 46628**  
(south of Portage Rd.)

Parcel #2 - 22887 Adams Rd., South Bend

Parcel #3 - 50755 Portage Rd., South Bend

Parcel #4 - 50707 Portage Rd., South Bend

Parcel #5 - Bare land on Adams Rd., South Bend

**61 Acres**

**Houses - Horse Barn  
Riding Arena - Pole Buildings**

**5 PARCELS**

***All of the Properties touch at some point - Buy one or Multiple Parcels***



**Parcel 1 House**

**St. Joseph County • German Twp. • SBCSC Schools**



**HAHN**

**[hahnrealtyandauction.com](http://hahnrealtyandauction.com)**

AC39800021

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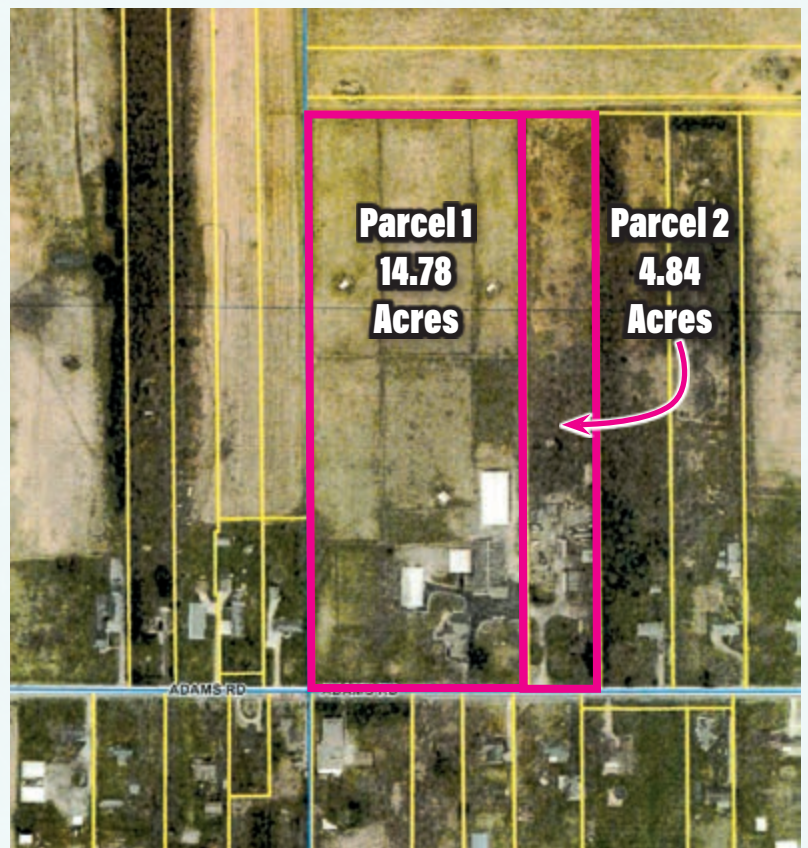
**Brian Wuthrich**  
Sale Manager  
(574) 268-4940 - Milford, IN

**Michael Morris &  
Morris Group,  
Owner**





**14.78 Acres**  
**22935 Adams Rd.**  
**South Bend, IN**



- 5,388 Sq. Ft. House
- 43 x 88 Pole Barn
- 60 x 120 Building with horse stalls, office, tack room, storage area, attached heated room
- 60 x 120 Horse Riding Arena
- Vinyl Fence Paddocks

**The house includes the following:**

- 17 x 40 Great room with fireplace, balcony area that L shapes into the kitchen
- 16x15 Kitchen
  - solid oak raised-panel cabinets
  - dishwasher
  - gas stove top
  - built-in microwave
  - double oven
  - stainless steel refrigerator with bottom drawer freezer
- 16x24 Back room with half bath, hot tub, bar area, large built-in safe, double door patio walking out to rear deck



- 9x10 Laundry room with washer and dryer
- 21x27 Master suite is with fireplace, large walk-in bathroom with shower and jacuzzi tub and large walk-in closet
- 13x13 3-Seasons room with attached deck
- 10x5 Cedar-lined closet with built in shelves
- 12x14 Dining room that walks through into 12x18 family room with oak columns
- 12x27 Fully finished front room
- 10x12 Bedroom

- Full bath on main level
- 15x40 Landing room overlooking great room
- Large upstairs hallway with storage closet
- 11x15 bedroom with closet
- Full bath on second floor
- 18x18 bedroom with closet
- Full unfinished basement
- 200 amp electric
- 2 furnaces
- 2 AC units
- Gas hot water heaters



**4.84 Acres**

**22887 Adams Rd.**  
**South Bend, IN**

- 1,720 Sq. Ft. House presently being rented as 2 units
- 1st floor has 2 bedrooms, 1 bath
- 2nd floor with outside entrance has 1 bedroom and 1 bath.



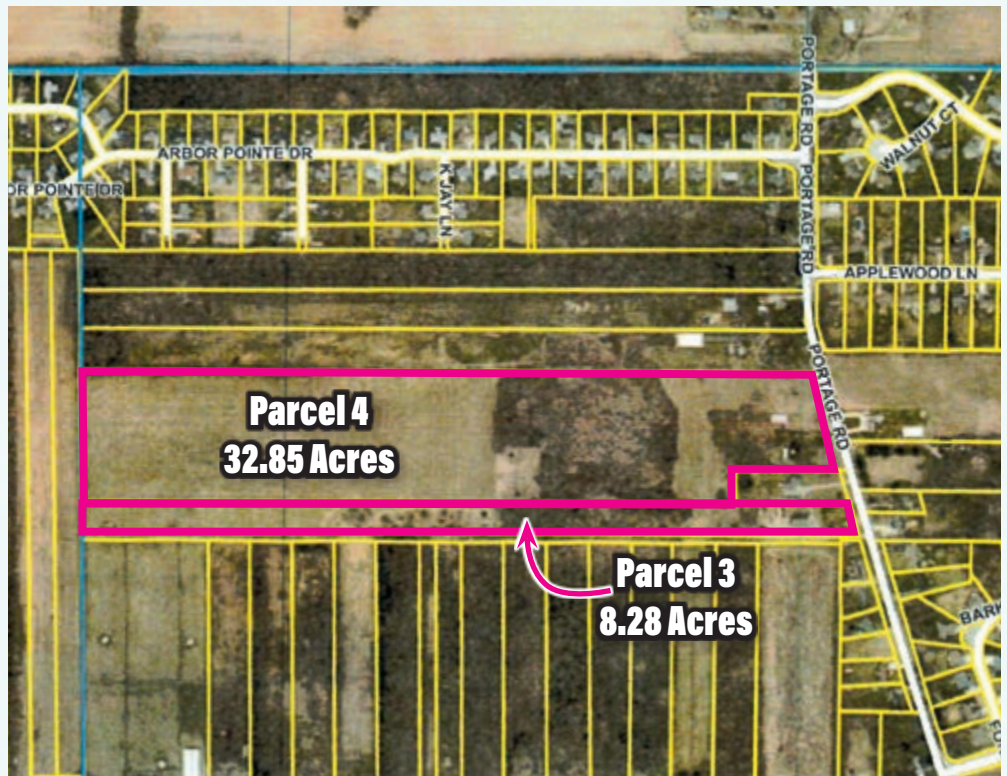


## Parcel 3

**8.28  
Acres**

**50755 Portage Rd.  
South Bend, IN**

- 1,416 Sq. Ft. House
  - 3 Bedrooms
  - 2 full baths
  - Upstairs has a master suite
- 42 x 64 Pole Building with overhead doors, kitchenette and loft area



## Parcel 4

**32.85 Acres**

**50707 Portage Rd.  
South Bend, IN**

- Older 1,760 Sq. Ft. House and Shed
- Land is mostly tillable

## Parcel 5

**8 Acres**

**Adams Rd.  
South Bend, IN**

- Approximately 50 ft. of road frontage

**BUY ONE OR  
MULTIPLE PARCELS!**

*From Bare Ground for a New Homesite  
or Existing Houses to Live In or Rent...  
Lots of Potential Exists!*

Property is being offered without any guarantee of specific zoning or issuance of building permits and health department permits for septic systems and water wells on any parcel. Also, present fence lines are not relevant to the final, newly surveyed lines. The artist rendering of the lines is approximate and for visual inspection only.





HAHN AUCTIONEERS, INC.

1203 E. Market St.  
Nappanee, IN 46550

**61 Acres**  
**Selling in**  
**5 PARCELS**

## TERMS and CONDITIONS

**PROCEDURE:** The property will be offered in 5 parcels. There will be open bidding on all tracts during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete. The property will be sold in the manner resulting in the highest total sale price, subject to confirmation of the sellers. ***Can't make the auction in person? Call us and bid by phone!***

**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 35 days after presentation of marketable title. **Approximately July 17, 2025.**

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

**SURVEY:** Split 50/50 between buyer and seller.

**POSSESSION:** At closing.

**TAXES:** **Tract 1-** \$6,564 per yr.; **Tract 2 -** \$4,320 per yr.; **Tract 3 -** \$4,165 per yr.; **Tract 4 -** \$4,565 per yr.; **Tract 5 -** \$306 per yr.

**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 brochure 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.