

West of downtown Goshen, Ind. on Lincolnway, 7 blocks to the 5-way stoplight, then southwest on Dewey Ave., then southwest approx. 10 blocks (around the curve) to Glenwood Dr., then 1 block north at:

**503 Glenwood Dr.,
Goshen, Ind. 46526**

PINKERMAN AUCTION

Tuesday, July 1, 2025

Personal Property: 2:00 p.m. • Real Estate: 6:00 p.m.

GOSHEN CITY, NICE, SHADED LOT, CONCRETE DRIVE

This is a nice 1025 sq ft full basement Ranch style home with a 2 car garage built in 1965. There is a Kitchen/Dining room that is 12x19 with a gas stove. The Living rooms is 12x19 and there are 3 bedrooms, 12x12½, 12x9½, and 8½ x 9½. There is a full bath that has 2 accesses. The full basement is unfinished. The property has city water and sewer. The basement has a Ducane approx. 95% efficient furnace w/AC, two year old gas water heater, water softener, and 100 amp box. There is also an approx.. 10'x12' storage building.



This house is well built and has good floors and windows, but it has not been redecorated for a long time. It needs a lot of sprucing up. The family is extremely motivated to sell so inspect/arrange financing and be the top bidder on this property. It's well located, has large trees and is just waiting for a new interior look.

REAL ESTATE TERMS AND 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 July 30, 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.

REAL ESTATE TAXES: \$2,022.74 for 2024 payable 2025.

2% BUYER'S PREMIUM ON REAL ESTATE WILL APPLY

OPEN HOUSE:
Wed., June 18
4:00 - 6:00

ANTIQUES, APPLIANCES, HOUSEHOLD, LAWN & GARDEN SHOP ITEMS

Toro zero turn type lawn mower with a Kohler 15HP rear engine time cutter SS3200 36" deck with grass catcher; Troy Built 24" Storm 5.5HP snow blower; Nice Acetylene set w/ tanks, torch, gauges and cart; very nice Delta table saw; mortising bench model tech; large amount varied planes and board clamps; woodworking tools; Delta bench mount drill press; Cambell house field portable electric air compressor 8 gal; Charbroil infrared 3 burner w/side burner LP gas stainless grill; Black & Decker electric lawn edger; Milwaukee electric Sawzall; varied hand tools-electric battery; electric weed eater; battery charger; Dewalt battery drill; Dewalt electric face grinder; cold-shot pipe freeze kit; LP gas tanks; varied refrigerant tanks; 2 wheel bench grinder; circular saw-vacuum; RSI company refrigerant reclaiming specialty; refrigerant gauges; metal 24" 4 drawer fitting type cabinet; 2 new in box 5500 muscle storage racks 4 shelves; older star craft 12" V bottom aluminum fishing boat needs seats; 20' aluminum extension ladder; cast iron tub; small amount of paver bricks; Igloo water coolers and others

APPLIANCES, FURNITURE, HOUSEHOLD & COLLECTABLES, MUSICAL & MORE

Nice white Kelvinator 2 door textured approx.. 18 cu. ft. refrigerator; older 2 door white refrigerator, Amana for garage and works; matching Whirlpool automatic washer with varied cycles and Whirlpool Ultimate Care II heavy duty electric dryer, very little use; General Electric under counter microwave oven; like new Whirlpool portable dishwasher; flat screen TV; VCR; other electronics; beautiful Panamerican made in Elkhart, Ind. brass cornet; nice Ludwig brass regulation bugle in case; 2 piece xylophone in case by Panamerican; set of drums; Oncore bass electric guitar in case; varied record albums; Wards Nassau Monza double track 1-24 scale slot car; old mantel clock 8 day wind; Daisy pump BB gun; misc. wooden arrows; old bow; antique 54" quarter sawed round oak pedestal table; old Victorian oak slant front secretary w/inside compartments and drawer; old 54" sideboard buffet; beautiful cherry dining table w/leaves and 4 chairs; oak 44" wide 3 sectioned locker, came from old Elkhart County court house; nice old 3 cushion early wicker sofa and matching armchairs; wicker parlor table; wicker fern stand; very nice old oak door; large glass bookcase; oak 3 drawer commode w/fruit polls and splash back; old institutional desk w/3 drawer side and one under and matching rolling chair; walnut chest of drawers and dresser; modern glass top maple dining table w/leaves and 6 caned back chairs; 6 piece bedroom suite w/2 night stands, queen bed, mattress, and dressers; 5 piece bedroom suite w/king bed and mattress; nice small cedar hope chest; hall tree; 1 drawer walnut nightstand; set of China by Homer Laughlin; maple arm rocker; stoneware jugs; canning jars; 3 Deans glass gal milk jugs; western 15 gallon crock; children Acco Agate China; children's Wil-low ware; cast iron dutch oven.

TOMMY L. PINKERMAN, MARK PINKERMAN P.O.A.



HAHN

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— TERMS —

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

Any Announcements Made
Day of Sale Take Precedence
Over Printed Matter