

Neidigh Real Estate & Personal Property Auction

Saturday, September 6, 2025

Real Estate 9:00 a.m.
Personal Property 9:30 a.m.

2 miles west of Nappanee, Ind. on US 6 (the railroad viaduct) to County Road 100, then north 1½ miles at
70962 CR 100
Nappanee, IN 46550

HOUSE, GARAGE/SHOP ON 6.8 ACRES

GENERAL INFO: This is an absolutely great, approx. 2,100 sq. ft. ranch-style house that was built in 1989 with 3½ baths, a full walk-out basement and an attached 28' x 52' 2-car garage/shop. There are five bedrooms (one in basement), 24'x16' living room with a stone fireplace, 17'x15' kitchen with appliances, 15'x12' dining room, 13'x12' family room and nice 10'x13' utility room with washer and dryer. The basement is partially finished with a walk-out door and kitchen area. It has a Generac home generator (approx. 5 years old), natural gas FA furnace and central air, Kinetico softener and 4" well.

The garage is heated with a wood unit and there is heat in the floor. There are three 10' high overhead doors and a handicap ramp. There is also a 24'x20' carport added on the east side of the garage, 8'x12' storage building and a 12'x12' cement and roof root cellar.



Looking East



Looking West

Inspect this house - it's wonderful. A much larger piece of land than most and the Neidigh's have taken great care of it and the house!

Taxes: \$3,127.60 per year

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 October 9, 2025.

POSSESSION: At closing. Possession of farmland at end of 2025 crop year.

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

DEED: Seller 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.

1% BUYER'S PREMIUM WILL APPLY

Real Estate
Open House
Monday, August 18
4:00-6:00 pm

LAWN & GARDEN • SHOP ITEMS • GUNS • COINS



Simplicity Heavy Duty Commercial Zero-Turn Riding Lawn Mower 48" Deck 25 hp, Briggs Commercial Engine, 449 Hours, Seat Attached to the Front for Assistant Rider to Spray, with ROPS Roll Bar; 8-Gallon Poly Tank with a Shurflo Pump, Fits on Simplicity but can fit on others; Like New Toro Power Max 8260XE 25" 2-Stage Snowblower, Electric Start and Light; Ryobi 40v HP Brushless Kinetic Energy Battery Log Splitter, 21" Throat - This Splitter is Amazing; Poly Groundwork 4-Wheel Air Tired Lawn and Garden Wagon; Nice Pile of Misc. Walnut Firewood; Power-Matic Type 16" Heavy Duty Floor Model Band Saw with Guide; CU 2000 Portable Generator; Large Amount of Varied Size Approximate 30 of C-Clamps, 10" and Down; Pipe Wrenches; Bolt Cutters; Other Types of Hand Tools; Delta Home Craft 8" Table Saw; Lincoln 225 Stick Welder; Grizzly 9" Face 1" Band Sander; Greenworks Electric 11" 8.5 hp Front-Tine Rototiller; 42" Brinly Pull-Type Lawn Aerator; 42" Poly Tank Pull-Type Fertilizer Spreader; Approximate Half-Ton Chain Fall; Various Chains; Atlas Bench-Mount 4" Metal Lathe 5" Swing and Numerous Parts Including Steady Rest; Adjustable Vise that Fits on Drill Press,



Lathe, Mill, Etc.; SunFire Model SF120 Radiant Heater on Wheels, Kerosene or Diesel Fired; 2-Wheeled Double Electric Grinder 6"; Varied Shop Fans; Pancake Air Compressor; Nice Single-Piston Portable Air Compressor; Acetylene Torch Set Complete with 2 Tanks, Gauges, Cart and Torch; Horizontal Portable Metal Band Saw; 5-Ton Rolling Floor Jack; Large Amount of Varied Hand Tools Including Electric Grinder, Sander, Drill, Impact, Heat Gun, Hog Nose Saw, Etc.; Drill Doctor Die Grinder; 300 Pound Hanging Scales; Hercules Abrasive Chop Saw; Large Number of Wrenches, Hand Tools, Boxes of Hardware Parts; Older Transit Including Tripod and Target, All Brass; Air Stapler; Central Machinery Heavy Duty Bench Model Drill Press Plus Varied Drill Bits; Numerous Precision Pieces, Amp Checker, Digital Millimeter, Windspeed Measurer, Calipers, Micrometers, Etc.; 4'x8' Long 50" High Wind Tunnel with 3 Fans, Straightening Vanes, Adjust Wind From 1 mph to 40 mph, Electric Power; Numerous and Various Lawn and Garden Crates, Sprinklers, Galvanized Tubs; Various Lawn and Garden Chemicals; (3) Large Boxes Of Varied Coins, Silver Dollars and On Down In Denomination; One Dollar Large Bill and Other Paper Dollars; (2) Frames of Presidential Dollars; Eisenhower Proofs; Carson City '82, '83 and '84 Coins, All CC, Six Total; Uncirculated Ike 1971; Numerous Boxes of Old Coins; Many Uncirculated Coins, Indian Heads, Buffalo Heads, Etc. - **NOTE: There will be a partial catalog of these coins. Watch the website!** Fantastic Dan Wesson Arms .357 Magnum Revolver with 12", 6" and 2.5" Barrels and Box; Winchester Model 69A Bolt-Action .22 Cal. Rifle; Older 12 Gauge Single Shot Shotgun; Winchester Daisy Air Rifle, Stamped Right On It Winchester; Daisy Hand Pump BB Gun



SAUNA • BABY GRAND PIANO • ROLLTOP DESK • FURNITURE • APPLIANCES • SEWING & QUILTING EQUIPMENT • CANNING • HOUSEHOLD

Cedar 4' x 40" Deep x 6' Tall Sauna, Comes Apart, Thermal Health FAR-Infrared 2 Person; Marshall & Wendell Baby Grand Piano In Walnut, Complete with Bench; Ampico Reproducing Perfect Reenactment Player Piano; Large Stack of Rolls; Closet for Piano Rolls; Misc. Organ Music; Vintage Solid Oak S-Front Rolltop Desk, Antique, All Pigeonholes Came Out of a Courthouse; Stickley 3-Cushion Double Reclining Leather Earth-Toned Sofa; Deep Green La-Z-Boy Reclining Lounger and Other Older Overstuffed Chairs; Very Old Pillar-Sided Mantel Clock; Bose AM/FM, CD Radio; Pedestal Globe; Large Amount of Varied Books; 1930s Mahogany Stereo Cabinet, Empty; Nice Oak Grandfather Clock, Complete with Weights and Pendulum; 6' Stainless Butcher Table with 6" Splash Back; 16.5 Cu. Ft. Frigidaire Textured White Refrigerator; Very Nice Crown 30" Natural Gas Range; Sharp Countertop Microwave; Aluminum Appliance Cart; Magliner Aluminum Air-Tired Cartage Cart with Slides; Straight Runs Brooks Electric Stair Lift, Goes Into 9' Basement; (2) Nice Maple Swivel Bar Stools; EdenPURE Electric Heater; Kerosene Wall Hung Oil Lamp with Reflector and Bracket; King Size Bed with Pillow-Top Outlast Double Mattresses and Mahogany Headboard; Mahogany 2-Drawer Nightstand, Sells Separately; Super Nice Early 1880s Burl Walnut Chest of Drawers Bureau, 4 Large and 2 Top Drawers; Metal Aladdin Kerosene Lamp and Other Kerosene Oil Lamps; Solid Cedar Chest with Copper Straps; Pine Dining Table with Four Heavy Plank Chairs; Misc. Bookcases and Shelves; Approximate 32" Flatscreen TV; Varied Area Rugs; Very Nice Oak Victorian Cushioned Rocker; Misc. Luggage; Wheelchair with Leg Support, Like New; Large Amount of Varied Cookbooks; Written Music; Slant-Front Single-Drawer Writing Desk; Gnome Memory Crafts Model 4800 Quilters Companion Sewing Machine; Singer Ultra Lock 14 U32 Serger; Electric Sewing Ruffler; Kenwood SCD Player; Bose Radio AM/FM CD, Doesn't Work; Large Number of Varied Bolts of Material; Other Misc. Sewing Fabric; Nice Walnut 2" Sewing Desk; Hard Case Sewing Machine Traveling Case; Drawer



Maple Chest of Drawers; Nice Dropleaf Primitive Poplar 2-Drawer Stand; Wooden Chess Set; Hall Tree; Empire Style, Mirrored, 6.5' Tall Hall Tree with Boot Box In Oak; Doilies, Hand Sewn, Needle Point, Etc.; Quilts, Sheets and Other Linen; Rag Rugs; Rollin 10 x 10 Quilt Layout Table; Wicker Parlor 4-Leg Table; Old Milk Stool; Oak Fern Stand; Oreck Upright Sweepers; Large Amount of Varied Canning Jars; 4-Shelf Metro Rack; Misc. Hearing Assistant, Including the Loop System and Other; Hang Up Body Stretcher; Custom Made Electric Body Stretcher 12V; Plastic Banquet Table, One 6' and One 8'; Misc. Pots, Pans, Cooking Utensils, Cooking Appliances, Anything You Would Find In a Kitchen; 21 qt. Pressure Cooker, Canners, Granite Bowls, Lids, Etc.; Over 50 Boxes of Varied Christmas Misc. Household Items, Cassettes, Sewing Items, Everything You Can Imagine, Many Will Be Sold In Box Lots; Many Christian and Classical Record Albums; (2) Nice Steel Lateral File Cabinets; Misc. Office Supplies Including Rolling Chair; Map of 1873 Indiana; Folding Chairs; Puzzles; Travel Books; PLUS MUCH MORE

Robert & Janice Neidigh,
Owners



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AC39800021

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