

# Warnick

## Real Estate & Personal Property PUBLIC AUCTION

North of Wakarusa, Ind. on  
St. Rd. 19 to CR 28 OR south  
of the US 20 Bypass on St.  
Rd. 19 to CR 28, then west to

**29376 W CR 28**  
**Elkhart, IN 46517**

### Tuesday, September 30, 2025

**Personal Property • 11:00 a.m.**

**Real Estate • 6:00 p.m.**

### HOUSE • BUILDINGS • 2.07 ACRES

- House is 2,424 sq. ft.
- Full basement
- WaNee schools
- 24' x 25' attached garage
- Stainless steel refrigerator
- Dishwasher
- Gas stove
- Washer and dryer included
- Laundry is 8' x 12'
- Half bath
- Kitchen is 12' x 20' with eating area
- Large pantry
- 17' x 22' Family room with stone fireplace
- 12' x 16' Dining room
- 15' x 22' Living room
- 16' x 24' Master bedroom with attached full bathroom
- 11' x 13' bedroom
- 11' x 13' bedroom
- Full bathroom
- Large amount of storage closets

- Back patio with sliding glass doors out of the master bedroom and family room
- Large entryway
- GFA furnace
- Central air
- 4" well
- Generac backup generator
- 200 amp electric
- Basement partially finished with large bar and back bar with mirror
- Fireplace in basement
- Concrete driveway outside garage and building
- Asphalt U-shaped driveway



**Open House**  
**Tues., Sept. 16**  
**4:00-6:00 pm**  
**or by appt.**



- Brick front patio
- 36' x 48' Outbuilding with overhead door, all concrete floor with loft
- House has very nice setting with large amount of trees and a tree border around property

**TAXES:** \$2,454.72/year

#### — REAL ESTATE TERMS and 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 a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to approval by the Sellers. Property is being sold "as is, where is". A warranty deed will be provided to buyer of property.

#### 3% BUYER'S PREMIUM

**CLOSING:** The balance of the purchase price is due at closing in 30 days. Approximately October 30, 2025.

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

**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.

### PRIMITIVES • ANTIQUES • FURNITURE • TOOLS

Aluminum extension ladders; Approximately 8' tall cast iron base for petroliana sign; Tonka toys; Gas-powered weed eaters; Nut and bolt organizer; Antique desk; Antique chairs; Misc. lumber; Wood lathe; Antique brick maker; Antique belt sander; Band saw; Misc. electrical wire; Misc. hand tools; Craftsman radial arm saw; Evinrude approximate 10 hp outboard motor; Gale 10 hp outboard motor; Old fishing reels; Large amount of concrete and metal lawn ornaments; Misc. outdoor patio furniture; Schumacher battery charger; Work battery blower; Craftsman rolling toolbox; Mens' and ladies' bicycles; Craftsman battery-powered walk-behind lawn mower; Electric charcoal grill; Misc. kids rocking horses; (2) concrete jockeys; Singer treadle sewing machine; Large amount of chicken and other animals figurines; Misc. crocks and jugs; Player piano with bench; Piano rolls; Piano roll cabinet; Round dining table and (4) chairs; Large amount of tea cups and saucers; Pots; Pans; Kitchenware; Silverware; Coffee makers; Large amount of glassware; Crystal; Blue, green, red large colored vases; Very nice large roll-top desk; 4-door glass bookcase; Overstuffed chairs; Couches; Recliners; Large set of white hobnail dishes; Very nice burl wood cylinder desk with glass doors on top; Very nice king size mahogany bed with pedestals, box springs and mattress; Very ornate antique dressers, one with marble inserts; King size bed with box springs and mattress; Large antique wardrobe; Full size bed with box springs and mattress and headboard; Misc. dolls, some porcelain, some in original boxes; 7' tall oak step back china cupboard with spoon carvings; Oak approximate 7' tall china cupboard; Large dining table; Varied dining room tables

**Auctioneers Note:** This house and barn are completely full so this will be a large auction. Many items not able to be seen at this time. Also doing online only auction on some of the other items in the house.

#### 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



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