

Pfanzelt

Real Estate & Personal Property PUBLIC AUCTION

Located 2 miles south of Bristol, Ind. on St. Rd. 15 to CR 14, then west ¼ mile at

**18363 CR 14
Bristol, IN 46507**

Tuesday, September 9, 2025

Personal Property • 2:00 p.m.

Real Estate • 6:00 p.m.

*Auction Held
On Site*

32.5 Acres, Super House, Horse & Support Barns, 2 Ponds In 2 Parcels

*Buy Parcel 1
or 2 or Both!*

**Northridge
Schools**

PARCEL #1

This is truly a wonderful property that is very private with its house and buildings off the road at least 500'. This 18 acres has a very large, approx. 3,000 sq. ft. all brick home that was built in 1975 that also has a walk-out basement that is mostly finished with a fireplace and it has approx. 1,300 sq. ft. There are 2½ baths, one on each floor. There are 5 bedrooms, a 14½ x 20 living room and mostly wooden flooring on the 1st and 2nd floor. There is a 2-car garage attached and a finished room above that has heat. The property has a whole-house generator and the house has a late model FA furnace with central air, 200 amp, softener and large tank for the 4" well. This home is older in decoration but it's in great condition and it has a very nice setting. The horse barn, built in 1995, has numerous stalls, feeders and water available. It's size is 34' x 60' and the other support barn is 26' x 26' with a loft and it was built in 1975. There are two ponds located on the property, one that is well over an acre. The view of this property is just great... lots of wildlife and privacy.

If you are looking for something like this, inspect, arrange financing and be the buyer.

PARCEL #2

14.5 acres, 1040' frontage on St. Rd. 15 and approx. 600' frontage on CR 14, of approx. 11 acres woods and 3 acres of pasture open ground. There are a lot of mature trees. This would be a very nice place to build, use for recreation or just for investment. You are welcome to walk over it anytime.

TAXES: \$8,359.78 per year

— REAL ESTATE TERMS & CONDITIONS —

PROCEDURE: The property will be offered in 2 parcels. There will be open bidding on all tracts during the auction as determined by the Auctioneer. Bids on tracts and the total price 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? 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.

CLOSING: Approximately 30-45 days.

ANY ANNOUNCEMENTS MADE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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.

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.

1½% BUYER'S PREMIUM

2:00 PM

PERSONAL PROPERTY

2:00 PM

Maple double pedestal dining table with leaf and six plank-bottom maple chairs; Misc. area rugs; Misc. glassware and china; Small floral ivory 3-cushion contemporary sofa; Two pink Queen Anne legged overstuffed arm chairs; Misc. coffee and end tables; Misc. pictures and artwork; Two-door glass-front and side mirrored backlighted curio cabinet; Extremely ornamental easel; Portable sewing machine; Varied suitcases; Large mirrored six-drawer dresser; Varied matching night stands; King size twin mattress and springs; Plaid deep green and mauve three-cushion sofa and matching arm chair; Nice mahogany colored leather reclining lounge chair; Other misc. end tables; 3-piece bookcase with drawers below, total width is 8'; Pine 1960s dry sink cupboard; Massive pine round table with four arm chairs; Matching plaid mauve sofa in great condition and sleeper sofa; Approximate 13 cubic foot chest-type freezer; Emerson under-counter black microwave; Stationary Schwinn exercise bike with fan; Older John Deere riding lawn tractor, 110; Nice portable air compressor; Single axle tilting yard utility trailer; 32" gas-powered cement trowel; Older Homelite generator; Fish line trimmers, gas; Misc. hand tools; Shovels; Older approximate 4-ton floor jack; Come a longs; Older Master approximate 100 btu bullet heater; Varied items from the garage, lawn and garden items, step ladder, etc.

The Former Property of John E. Pfanzelt, deceased | Herta A. Pfanzelt, Owner

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



HAHN

hahnrealtyandauction.com

AC39800021

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

Jason Hahn
(574) 536-7682



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

Office (574) 773-8445 • Nappanee, IN