

# BLOSSER AUCTION

## Friday, September 26<sup>th</sup>, 2025

Located northwest of downtown Goshen, Ind. on US 33 (Elkhart Rd.) to Bashor Rd. (CR 30), then west ¾ mile at  
**21743 CR 30 • Goshen, IN 46526**

**Personal Property • 10:00 am**  
**Real Estate • 5:00 pm**

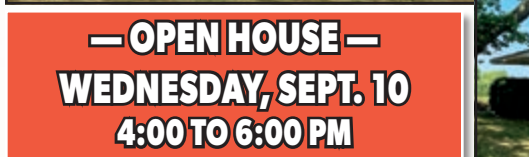
### 9.4 +/- ACRES AND BUILDINGS IN 2 PARCELS

#### Parcel #1

This is a great approx. 3 acre country property on the edge of Goshen (still in the country) with an approx. 1,900 sq. ft. 2-story farmhouse and garage, large barn with stalls and lean-to, 3-car detached garage with a large shop to the rear and 18' x 24' shop/garage. The house has 3 bedrooms, 1½ baths, living room, dining room, kitchen and large enclosed porch. The buildings are older buildings but still have a lot of uses. The property is in the country so you could have animals, use for storage or many more endeavors. The approx. 3 acres is 426' wide x 241' deep.  
**TAXES:** 2024 due 2025 - \$2,647.54 per year on this parcel.

#### Parcel #2

6.353 Acres that wraps around Parcel #1. It has 150' of frontage, a ditch that goes through it so it can have good drainage. Some is in cropland and some is in grass. Buy individually and build or combine with Parcel #1 and have a very nice property.  
**TAXES:** \$218.00 per year on this parcel.



— OPEN HOUSE —  
**WEDNESDAY, SEPT. 10**  
**4:00 TO 6:00 PM**

### — REAL ESTATE TERMS & CONDITIONS —

**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 27, 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:** Sellers shall provide Warranty Deed(s).

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

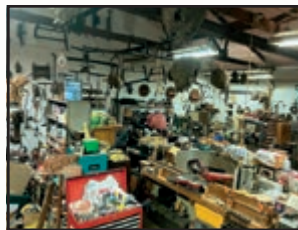
**AGENCY:** Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

**1% BUYER'S PREMIUM WILL APPLY**

*Can't make the auction in person? Call us and bid by phone!*

**Personal  
Property Sells  
at 10 AM**

### GATOR • TRACTORS • SKID LOADER • TRUCK • TRAILERS HUGE AMOUNT OF SHOP EQUIPMENT • LARGE AMOUNT OF FARM PRIMITIVES & A LOT MORE!



John Deere 855 Wide Front Diesel Tractor, 1401 Hours, ROPS, Complete With Loader, #70 Front Wheel Assist, 72" Belly Mower, 3 pt PTO, Runs Out The Best; John Deere 455 Hydrostatic Riding Lawn Tractor With 60" Mower 2434 Hours, Power Steering, Cruise Control, Complete With Large Rear Attached Pick Up Gas Powered For Grass And Leaves; John Deere 6x4 Gator 2349 Hours, Power Hydraulic Lift; John Deere 110 Riding Lawn Tractor, Gear Driven, Been In Barn, Not Stored With Deck; Older Melroe Bobcat 610 Gas Powered Skid Loader, Bucket Only, No ROPS, Stored Inside; Nice Single Beater Farm Hand PTO-Driven Manure Spreader; Oliver 88 Gas Tractor Complete With Fenders, No Side Panels, Stored In Shed And Not Run For Many Years; Nice 1999 GMC Sierra 250 4x4 Pickup Truck Extra Cab 213k Miles With A 7.5 Foot Straight Snow Blade And Lights; 3 pt Boom Poly Tank Sprayer, Would Fit On Large John Deere; Pull Type Lawn And Garden Poly Tank Sprayer; 6' 3 pt Grader Blade; Wagons; Nice 10' Metal Sided Light Duty Wagon; Very Nice Wooden Factory 8-Ton Gear Hay Rack Wagon With Upright; Walk-Behind Antique Gas-Powered Cultivator; Varied Overhead Garage Doors; Other Small Trailers; Metal Fuel Tanks; Pull-Type Rotary Brush Chopper; Single Axle Utility Trailer; 100 Gallon Horizontal (Pig) LP Tank; 30 2" Thick 4x8 Styrofoam Pieces; Varied Room Wooden Cast Wooden Stove; Misc. Pie Wheel Weights For Ford; Master 150,000 btu Kerosene Heater; Acetylene Torch Complete With Tanks And Cart; Nice Echo 18" AS Chain Saw; Nail Kegs; Varied Old Tractor Seats; Stihl Model BG55 Blower; Galvanized Bushel Tub; Stationary V-Piston Approximate 3 hp Air Compressor; Gas Powered Fish Line Trimmer; Hydraulic Jacks; Numerous And Varied Chains; Binders; Old Floor Model Belt Driven Drill Press; Heavy Duty Metal Chop Saw; Atlas Mandrel Press Number 1; Wall Hang Crank Drill Press; Heavy Duty Bico 8" Bench Vise; 75 lb Anvil And 125 lb Anvil; Shovels, Rakes, Bolt Cutters, Water Tank, Etc.; Small Honda Generator; Handyman Jack; Floor Model Corn Sheller With Electric Motor; Portable Gas Stick Lincoln Welder; Gas Powered Trailer Type Wood Splitter; Lawn And Garden Vacuum; Work Benches And Toolboxes Full Of All Types Hand Tools - Crescent Wrenches, Pipe Wrenches, All Types Metal Cutters, Large Amount Varied Electrical Saws, Grinders, Drills, Shears, Die Grinders, Etc.; Century 100 Power Mate Dual Purpose Wire Welder With Tank; Large Amount Metal Varied Size C-Clamps; Large Amount Of Wooden Clamps; All Types Varied Hardware; Lincoln 225 Stick Welder; Nice Platform Scale; 6" Delta Jointer; 5" Belt Sander; Varied Drill Presses; Dove Tail Machine; Numerous And Varied Impacts, Screw Guns; Makita Power Planer; Numerous And Varied Cabinets And Other Small Showcases; Old Hardware Small Tin Drawer Cabinet; Old 5-Drawer Thread Cabinet; Large 4' x 27" Wide x 36" Deep Wood Burning Shop Stove; Very Nice Peddlers Large Spoked Wheel Cart 40"

Wood Spoked Wheel 4' x 32" Wide With Side Boards; Nice Hand Stenciled Goat Or Dog Driven Sleigh; Brass Transit, Old, Wooden Box, Complete With Target And Tripod; Two Scroll Saws 18" And 24"; Heavy Duty Variable Speed Delta Drill Press; Jet 14" Floor Model Band Saw; Ther Varied Sanders; Senco And Other Staplers; Woodwork Benches, Some Vises On Them; Oscillating Floor Model Spindle Sander; 3' Heavy Duty Wood Lathe; Wood Knives; Champion 4000 3500 Continuous Portable Generator On Cart; Shop Vac; CM 1-Ton Single Phase Hoist; Pipe Vises; Huge Amount Of Varied Primitives; All Sizes Crocks, Jugs, 10 Gal And Down, Some Bee Sting, Water Cooler; Kerosene Lamps; Varied Old Oilers; Canes; Draw Knife Stilliards; Newer John Deere Metal Signs; Clock And Thermometer; Scales; Numerous And Various Block Planes; Little Red Wagons; Trim Planes; Sad Irons; Lanterns; Household Scales; Hay Knife; 2 Old Brass Finned Fans - One 4-Fin and One 6; Metal And Wood Planes, Stanley 190, Numer 78, Other Metal Planes; Radial Arm Saw; Coleman Stoves And Lanterns; Varied Fishing Poles And Rods; Metal White Mountain Ice Box; Live Trap; Buck Saws; Borers; Thistle Cutters; Adz; Wash Wringer; Old Single Walk Corn Planters; 30' Windmill Including The Fan - It's Grown In Trees; (2) 1930s Wyandotte And Structo Steam Shovels; Nylint Steam Truck; 6' Ornamental Yard Windmill; Nice Slant Glass Front Showcase 6' Wide, 5' Tall With Sliding Back Doors; Varied Battery-Operated Hand Tools, DeWalt And Others; Old US Luber On Casters; All Types Of Fiberglass Extensions Including 12' Step And Other Varied Step Ladders; Wheelbarrows; 7 Sections Of Scaffolding Including Cross Members; Electric Motor Cement Mixer; Varied Ornamental Steels Wheels, Spoked Wheel; Wood Strapped Flat-top Old Trunk; Nice Vinyl Wicker Love Seat; 8 Aluminum Patio Chairs With Cushions; Oak Sliding Door All Glass Showcase Countertop Height; Wood 2 Door 6' Tall Utility Cabinet And Others; 6 Blue Lightning Rod Balls; 6' Oak Old Church Pew; Wooden Porch Glider; Old Wooden Cartage Cart; Small 3 hp Old Outboard Motor; Misc Piles Of Lumber, Pine And Hardwood; Old Doors; Building Supplies; Old 2-Row Corn Planter, Can't Tell The Make; 5 Nice Cane Bottom And Back Chairs; Small Childrens Rocker; Nice 2 Door Frigidaire White Textured Refrigerator; Mauve La-Z-Boy Type Recliner Lounger; Oval Deep Pine Wood Dining Table With 6 Plank Bottom Style Chairs; Misc. Pieces Of Furniture; Battery Charger; Compound Electric Miter Saw; Router And Table; Ryobi 12" Electric Planer; Double Wheel Electric Buffer; Railroad Jack; Leg Vise; Lawn And Garden Hand Tools; Milk Cans; Old Bicycles; Old Push Mowers; Nice Wood Shop Cartage Cart; Varied Old Bikes

**Fred & Sherrie Blosser, deceased**  
**Teresa R. Blosser & Angela L. Chupp, Representatives**

**NOTE:** No ONLINE BIDDING, LIVE ONLY but we will take phone bids absentee. This is a huge auction, bring a friend.

**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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