

Real Estate & Personal Property PUBLIC AUCTION

Saturday, October 4, 2025

Real Estate • 8:30 am CDT (9:30 am EDT)

Personal Property • 9:00 am CDT (10:00 am EDT)

1 mile south of Koontz Lake on St. Rd. 23 to 700 E, then west approximately ½ mile to

9460 E 700 N

Walkerton, IN 46574

STARKE COUNTY

OREGON TWP.

OREGON-DAVIS SCHOOLS

3 PARCELS

- **HOUSE, BUILDINGS and 4 ACRES**
- **8.2 ACRE POTENTIAL BUILDING SITE**
- **10.8 ACRE POTENTIAL BUILDING SITE**

TRACT 1

House, Buildings & 4 Acres

- 1,545 sq. ft. house with basement
- Generac whole house generator
- 200 amp
- GFA furnace
- Central AC
- Gas hot water heater
- Kitchen has gas stove and stainless steel fridge
- Kitchen is 12x15
- Attached dining room 12x14
- 15x22 living room
- 13x14 bedroom
- One full bathroom
- Laundry with washer and dryer
- Upstairs has two bedrooms and large landing area that can also be used for a room

Open House
Thurs., Sept. 18
3-5 pm CDT
4-6 pm EDT

- Siding roof and windows new in 2018
 - 20x24 garage with overhead door and opener
 - Access through house to basement or garage
 - 2 Outbuildings - 21x68 and 30x31
- House is in need of updating but appears structurally sound.*

TAXES: \$1,200 per year



TRACT 2 - 8.2 Acre Potential Building Site

150' of frontage on 700 N

TRACT 3 - 10.8 Acre Potential Building Site

232' of frontage on 700 N

REAL ESTATE TERMS and CONDITIONS

PROCEDURE: The property will be offered in 3 parcels. There will be open bidding on all tracts during the auction as determined by the Auctioneer. Bids on tracts and the total property 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: 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.

CLOSING: The balance of the purchase price is due at closing approximately 35 days after presentation of marketable title. Approximately November 10, 2025.

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

SURVEY: Split 50/50 between buyer and seller if needed.

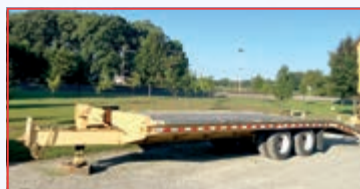
POSSESSION: At closing.

ANY ANNOUNCEMENTS MADE 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.

3% BUYER'S PREMIUM

EXCAVATORS • DUMP TRUCK • CAMPER • BOOMLIFT • PONTOON • GRAVELY ITEMS • EQUIPMENT • TOOLS



1997 Komatsu Model PC 100-6 With 4226 Hours, Good Tracks, Complete Service Done at 4000 Hours, Manual Thumb, Nice Condition, 32" Bucket; 1997 Ford Dump Truck, 544k Miles, Cat Engine, 34,000 gvw, Bed Is 10'; 1997 Redi-Haul Trailer Model RZ5212F 20' Bed, 5' Beaver Tail, 27,900 gvw, New Tires, New Brakes, Wheel Bearings, New Deck, Lights All Work; 2010 Jayco Eagle Model RLS 28.5' New AC Unit, New Awning with Rear Hitch, All Items Work, Was Just Used Labor Day of 2025; 1997 Sweet Water 16' Pontoon Boat with 25hp Johnson Outboard Motor, Everything Works, New Battery, Carburetor Rebuilt In 2025, Includes Trailer; 42' Eagle Trailer Boom Lift with 6hp Honda Motor, Rotary Union Rebuilt In 2023, Cylinders Rebuilt In 2023, New Hydraulic Hoses In 2023; We Have 3 Semi Trailers for Storage Only, Two are 53' and One Is 48'; Oskar Air Products Exhaust System for Welder, Works Good; Jet Horizontal Band Saw; Floor Model Pipe Threader with Dies; John Deere SST 16 Riding Lawn Tractor with Bagger; (2) Push Mowers; Older Bunch Rake; Spring Tooth Drags; Spike Tooth Drags; 11' Pull Type Disc; Antique 3-Bottom Plow; Large I-Beam Rolling Cart; Large Amount of Dollies; Storage Boxes; Metal Shelving; Racking; Pallet Racking; Two Hydraulic Power Units; 5th Wheel Hitch; Floor Model Sand Blasting Cabinet; (3) Shallow Well Pumps; (12) 36" Break Room Tables; Large DoAll Horizontal Band Saw; Case 1210 Wide Front Diesel Tractor with 3 pt., Runs and Drives; Wagon with Portable Scaffolding; 2002 Isuzu Box Truck with 15' Box, Runs Good But Needs Brakes 150k miles; Large Amount of Plastic Bin Boxes Varied Sizes; 2x4x10, 2x4x12 Rough-Sawn Cottonwood Boards; 2x6x10 Rough-Sawn, Several Bundles; Large Walk-In Cooler, Been Knocked Down; Large Amount of Gravelly Mowers In Varied Condition, Model 816, 16-G, 20-G, Model 5655 Walk-Behind with Front Mower Deck; Gravelly Parts Including Snowblowers, Sweepers, Plows, Discs; E-Z Vac Trailer Lawn Sweeper; Utility Carts; Gravelly mower decks; Nice General Rolling Toolbox; Craftsman Rolling Toolbox; 5 gal. Shop Vac; Wheelbarrow; (2) More Rolling Toolboxes; Rolling Transmission Jack; Speedaire Horizontal Air Compressor 1 hp Motor; Old Antique Work Bench with Vise; Large Amount of Hand Tools, Socket Sets, Wrenches, Open and Box End Wrenches, Vise Grips, Hardware, Etc.; Black & Decker and Craftsman Radial Arms Saw; Table Saw; Lincoln 225 Welder; Acetylene Torch Set with Cart and Tanks; Large Amount of Gas Cans; Extension Ladders; Step Ladders; Rolling Engine Stand; Gravelly Tires; Misc Scrap Iron; Table and Chairs; Queen Size Bed and Night Stand; Small Kitchenette Table; Misc. Dressers



PERSONAL PROPERTY TERMS: Cash or Check with proper ID. Credit Card w/Convenience Fee
5% Buyer's Premium Any Announcements Made Day of Sale Take Precedence Over Printed Matter

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