

Mowrey Real Estate & Personal Property AUCTION

South of North Webster, IN on St. Rd. 13 to
Old St. Rd. 13 (just south of Old US 30) to
716 S. Old St. Rd. 13 • Piercetown, IN 46562

Tuesday, October 28, 2025

2:00 PM Personal Property

6:00 PM Real Estate

**KOSCIUSKO CO.
WASHINGTON TWP.**

HOUSE • POLE BARN • POND • WOODS • 20 ACRES

**WHITKO
COMMUNITY SCHOOLS**

**VERY QUIET SETTING
GREAT VIEWS OVERLOOKING
THE FIELD AND POND AREA
LARGE AMOUNT OF WILDLIFE**

**This is a very nice, well-maintained
property with a fantastic setting,
ranch house and pole barn.**

The property includes the following:

- Eat-in kitchen is 22 x 13 and includes refrigerator, gas stove, dishwasher and pantry
- Living room is 11 x 22
- 11 x 11 bedroom and 11 x 14 bedroom
- 12 x 13 bedroom with attached full bath and double closets
- Full bath on main floor
- Finished walk-out basement with bedroom
- Small wood stove
- Newer GFA furnace

- Central air
- Gas hot water heater
- Softener
- Washer and dryer
- 4" Well
- Large deck overlooking back part of property that is partially wooded and pond and hay field
- Garage is 20 x 24 with unfinished attic area above the garage
- 30 x 64 pole barn is concrete with cold storage area, finished room with floor hydraulic lift, office area, heat and hot & cold water

**Open House
Wednesday, Oct. 15
4:00 to 6:00 p.m.**



- Older bank barn
 - Partial concrete driveway
- Taxes: \$1,910.08 per year.**



A property like this is so hard to find.

Come inspect and bid your price on this great piece of property!

REAL ESTATE TERMS & 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 purchase agreements 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.

2% BUYER'S PREMIUM ON REAL ESTATE

CLOSING: The balance of the purchase price is due at closing in 30 days. Approximately November 28, 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.

TRACTORS • MOWERS • AGRI-FAB • SMALL FARM ITEMS • SHOP TOOLS • GUNS



John Deere 1050 wide front diesel tractor with rear 3 pt., PTO, 1590 hours, rear weights with John Deere 75 loader; John Deere 420W wide front gas tractor with power steering, rear 3 pt. and PTO; Woods RD 7200 finish mower; Loader that fits on John Deere 420 with 66" materials bucket; Farm Force 3 pt. rotary mower 6'; John Deere Saber riding lawn tractor hydrostatic with 36" deck; Nice Agri-Fab lawn vac with Briggs & Stratton gas engine; Small orchard sprayers on cart with gas engine; 4' x 7.5' wood trailer with 36" sides bumper pull; Kelley 3 pt. attached backhoe with 18" and 12" bucket, excellent condition; Merry Tiller front-tine rototiller with Predator gas engine; Single section of scaffolding on casters; Pittsburg 3 pt. 8' disc in excellent condition; Dearborn Ferguson 3 pt. two-bottom plow; Antique Speed Queen washer; Misc roughs on oak and cherry lumber; Large cables; 18' long 6" I-beams; Misc. lawn and garden hand tools; Stihl MS 250c gas-powered chain saw; Poulan gas-powered chain saw; Some one-man crosscut saws; Pole saw; Lincoln 225 welder; 36" square welding table; 75 gallons of waste oil; Skil saws; Hog nose saws; Drills; Grinders; C-clamps; Hammers; Floor model Clarke 8" bench grinder; 6" planer molder; Older Craftsman table saw; Grease guns; Chain saw blade sharpener; Do-All model ML large floor model band saw, 3 phase; Delta chop saw; Hardware cabinets; Organizers; Automatic nut cracker, homemade; Spring tooth drag; Wood-spoked antique wheels; 4 jib crane arms; Pollard 5-wheel hay rake; 20' 14" I-beam; Older surface grinder with Brown and Sharp magnetic chuck; Rotating table and index head for Bridgeport; Various grinding wheels; Van Norman horizontal or vertical drill milling machine with table; Older buffalo #18 floor model drill press; Clausing metal lathe with 3 jaw chuck model 5914; Peerless power hack saw; Large tanked acetylene torch set with cart and hoses; Schwinn mens' bike; Mongoose mens' bike; 10-speed All-Pro ladies bike; 15 hp phase converter; 5 hp 3 phase horizontal air compressor; 7' tall green painted stepback antique cupboard; Misc. small antique items; Red Coleman single mantle lantern; Blow torch; Fishing poles; Fishing

tackle; Gardner Denver air hoist; 500 lb chain fall hoist; 10 hp 3 phase motor; Antique planes; 3 pt. 6' grader blade; Older approximate 75 bushel gravity wagon; International 37 baler stored indoors; New Idea ground-driven manure spreader with good floor, stored inside; Cattle gates; 16' flat rack wagon; John Deere 7 utility trailer; Antique Bolens Handi-Ho with sickle bar mower; Large steel rolling cart; 16' Smoker Craft flat-bottom canoe; Winchester .22 cal. lever-action rifle w/scope; Mossberg 12 ga. pump shotgun; Late model Thompson Center Arms .50 cal. muzzleloader w/scope; Antique muzzleloader; Antique Girl Scout flashlight.

TERMS: Cash or Check with proper ID. Credit Card w/Convenience Fee.

5% BUYER'S PREMIUM ON PERSONAL PROPERTY

Any Announcements Made Day of Sale Take Precedence Over Printed Matter

James & Christine Mowrey, Owner



HAHN

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