

# Lies AUCTION

Located 4½ miles west of the US 31 Bypass on St. Rd. 2 to 28900 St. Rd. 2  
New Carlisle, IN 46552

Thursday, June 18, 2026 2:00 PM Personal Property  
6:00 PM Real Estate

2 PARCELS

HOUSE • OUTBUILDINGS • 14.1 ACRES  
9.06 ACRE POTENTIAL BUILDING SITE

NEW PRAIRIE SCHOOLS

**TRACT 1 HOUSE, BUILDING & 14.11 ACRES**

- House is 2520 sf
- Full finished basement
- Included is refrigerator, stove, microwave, and dishwasher
- Stove refrigerator, and microwave in basement
- Extra stove and refrigerator in garage
- Kitchen and dining is 15x26
- 8x9 laundry room, washer and dryer included, and half bath in laundry room
- 8x12 mud room
- Entryway from garage
- 11x18 room could be used as bedroom
- Living room is 17x29
- Gas log bricked fireplace
- 14x15 3-seasons room
- Inground pool
- Master bedroom is 16x17 with walk-in closet and attached full bath
- Full bath on second floor
- 14x15 bedroom with closet
- 12x18 bedroom with closet
- 21x11 bedroom with closet

- Full finished basement walk out to pool area with concrete patio
- Kitchen with island in basement
- Full bathroom in basement
- 3 bedrooms in basement
- Living area
- Dining area
- Windows and doors 2 years old
- Gas hot water heater
- Water softener
- Newer gas forced air furnace with central air
- 3-car attached garage
- 32x54 pole building Part of building is concrete
- 24x34 detached garage with concrete floor and overhead door finished with heat and window A/C
- 20x40 car port for RV

Taxes: \$6,014.14 on tract one



Open House  
Monday, June 1  
4:00-6:00pm



**TRACT 2 • 9.06 ACRES WITH SOME TILLABLE AND SOME WOODS**

Taxes: \$399.80 on tract two.

**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.

**DEED:** Sellers shall provide Warranty Deed(s).

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

**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 45 days after presentation of marketable title. Approximately July 15, 2026.

**POSSESSION:** Closing.

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

**AGENCY:** Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.  
**2% BUYER'S PREMIUM**

**TRACTOR • BACKHOE • MOWERS  
NICE SHOP EQUIPMENT • HOUSEHOLD • MISC.**

- Ford 559 loader backhoe with 555 front end loader, 24" bucket and 12" bucket, 4377 hours, 7' materials bucket with bolt-on 3' spear attachment
- Roseman Manufacturing pull-behind rotary mower, 7' wide
- New Holland 3 pt. pull-behind mower
- 5' 3 pt. box scraper with teeth
- Allis Chalmers 520 diesel tractor with turf tires rear 3 pt. 3380 hours
- 8'x4' wood floored utility trailer with sides, tilts
- John Deere model LX277AWS hydrostatic riding lawn tractor with 48" deck
- 3 pt. 50 gallon sprayer w/booms and wand
- 3 pt. 50 bushel fertilizer or grass spreader
- 3 pt. cherry picker
- 3 pt. International post hole digger with 8" auger
- Nice Woods model PRD7200 6' finish mower
- Hawk Line 6' 3 pt. or pull-type rotary mower with tandem rear wheels
- Rolling engine stand
- 48" lawn roller
- 6' 3 pt. grade blade
- 18' flat-bottom aluminum canoe
- MSC milling machine with account digital read out and Kurt block vise
- Bench model arbor presses

- Chevalier floor model surface grinder cash-618m
- Central Machinery floor model drill press
- Central Machinery wood band saw
- Central Machinery 6" belt 13" disc floor model sander
- South Bend floor model lathe model cl145b
- Kärcher electric generator
- Small tank of acetylene torch set
- 48" sheet metal pan and box break made by Enco
- Smaller central pneumatic tools
- Farmhand 60 gal. vertical air compressor
- All equipment is single phase
- Nice homemade CNC router with 10' bed
- Leather strap with 30 brass graduated sleigh bells
- 20-ton shop press
- Pitching compact bender with dies
- Rolling 48" welding table
- Misc. shop hand tools
- 2-ton long arm shop crane
- New in box DeWalt chop saw
- Hitachi floor model table saw



- La-Z-Boy Burbank leather couch with recliner on each end and two matching La-Z-Boy recliners
- End tables
- Coffee table
- ProForm XP 580 treadmill
- Queen size bed pine headboard and footboard and mirrors
- One night stand
- 36" dry sink
- 4 glass door bookshelf
- Queen size bed, pine
- Bookshelves
- Brown electric lift chair
- Metal patio furniture, including tables and chairs and love seats
- Misc. kids pool toys
- Camping chairs
- (2) Frigidaire beverage coolers

Timothy J. Lies, deceased, Susan J. Lies, Owner



**HAHN**

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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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