

Conwell Real Estate & Personal Property AUCTION

North of the Elkhart Airport on CR 7 to
51471 CR 7
Elkhart, IN 46514

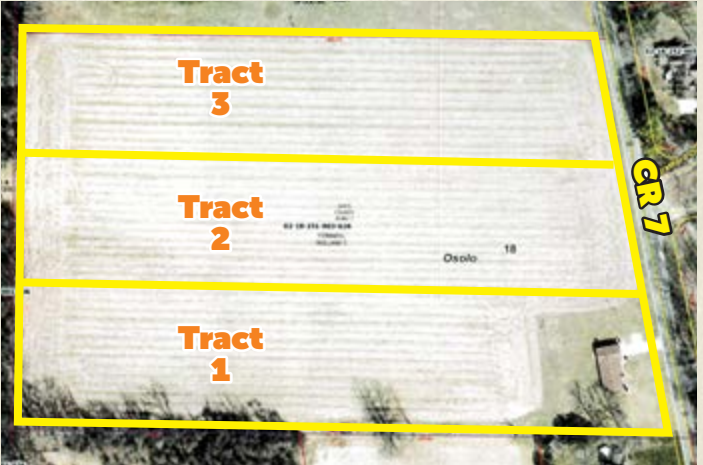
**Monday, July 6, 2026 4:00 PM Personal Property
6:00 PM Real Estate**

HOUSE • 15.25 ACRES • 3 PARCELS



TRACT 1 - HOUSE and 5 ACRES

- House is a Brick Front Ranch with a 2-Car Garage
- Basement
- GFA Furnace with Central Air
- 12x18 Living Room
- 16x38 Kitchen Dining and Family Room Area
- Kitchen Includes Oven, Refrigerator, Dishwasher, Electric Stove Top
- Fireplace
- Patio Doors Going Out To Back Patio
- 5x7 Laundry Room with Washer and Dryer Included
- Full Bath
- 2 Bedrooms - 9x13 with Closet and 10x13 with Closet
- Master Bedroom is 14x18 w/Walk-In Closet & Attached Full Bath
- Water Softener
- Electric Hot Water Heater
- 200 Amp Electric
- Unfinished Basement That Is Dry
- 4" Well
- Septic System



TRACT 2 - 5 ACRE POTENTIAL BUILDING LOT, ALL TILLABLE

TRACT 3 - 5 ACRE POTENTIAL BUILDING LOT, ALL TILLABLE

Open House
Wednesday, June 24
4:00-6:00pm

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 August 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

PERSONAL PROPERTY

John Deere 4720 with 400X Loader
E Hydro 915 Hours with ROPS,
Rear 3 Pt., PTO and FWA, Appears
To Be In Excellent Condition

Excellent John Deere S110 Hydro-
static Riding Lawn Tractor with
Rear Bagger and 1872 Hours

Toyota Camry LE 4 Door Car, Automatic
Transmission with 137k Miles

*All 3 Items Above Have Been Stored In A
Garage*

Murray 824 ES Gas-Powered Walk-Behind
Snowblower



Green Works 2300 Power Washer
New Home Antique Sewing Machine
Stereo In Case
Pathe Victrola Style Record Player
Bikes
Aluminum Extension Ladder - Step Ladder
Like New Century 230 amp Arc Welder

Bench Grinder - Poulan Chain Saw
Misc. Tools
Blue Canning Jars - 3 Gal. Crock
EdenPURE Heater
Couches and a Chair

**Rolland C. Conwell,
Owner**



HAHN
hahnrealtyandauction.com
AC39800021

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

Jason Hahn
(574) 536-7682



**Brian Wutrich
Sale Manager**
(574) 268-4940 - Milford, IN

Office (574) 773-8445 • Nappanee, IN

Terms: Cash or Check with proper ID. Credit Card with Convenience Fee

5% BUYER'S PREMIUM

Any Announcements Made Day of Sale Take Precedence Over Printed Matter