

# W.C.S. PROPERTIES

# Auction

**Monday, July 20, 2026**  
**Starting in order at 3:00 p.m.**

Auction held at the South Gate Crossing  
(formerly known as American Countryside Farmers Market)  
27751 CR 26 • Elkhart, Indiana 46517

**13**  
**RESIDENTIAL**  
**PROPERTIES**  
**All Single**  
**Family Homes**

**Parcel**  
**7**

## 2021 Morehouse Elkhart



- Rents \$1,200.00 per month – lease expires 11/09/26
- Steel roof
- Slab
- Newer laminate flooring
- Aluminum siding
- 4 bedroom
- 2 bath
- A/C

- Storage Shed
- 1,798 sq. ft.

**TAXES:** \$1,907.58

Most all the houses have steel roofs, central air, stove and refrigerator and all except one are rented with mostly month-to-month leases.

Lease amounts range from \$900 to \$1,200 per month. All homes will be offered individually. All water and sewer except one.

A 1% buyer's premium will be in effect.

All houses "as is, where is" with rental agreements in place, many are being rented month to month.

No Realtor Co-op.

Terms: 10% down payment, Non-refundable. Closing in 30-45 days.

**Managed by C-Par Property Management**



## HAHN

[hahnrealtyandauction.com](http://hahnrealtyandauction.com)

AC39800021

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

Jason Hahn  
(574) 536-7682



Brian Wuthrich  
(574) 268-4940 - Milford, IN

Office (574) 773-8445 • Nappanee, IN

**Sale Owner:**  
**WCS**  
**PROPERTIES**

## Parcel 1

### 1031 Concord Ave. Elkhart



- Month-to-month \$1,000.00 per month
- 3 bedroom
- 2 bath
- Steel frame modular
- Steel roof
- Vinyl siding
- A/C
- Newer floor covering

• 1,323 sq. ft.

**TAXES:** \$2,186.34

## Parcel 2

### 1816 S 6th St. Elkhart



- Month-to-month \$1,000.00 per month
- 3 bedroom
- 1 bath
- A/C
- Newer kitchen and electric water heater
- 2 Lots
- 864 sq. ft.

**TAXES:** \$1,818.74

## Parcel 3

### 405 W. Hubbard Elkhart



- \$1,025 per month – lease expires 11/10/26
- Steel roof
- Vinyl siding
- 3 bedroom
- 2-Car detached garage
- 1,072 sq. ft.

**TAXES:** \$1,908.72

## Parcel 4

### 2125 Benham Ave. Elkhart



- Month-to-month \$900.00 per month
- Steel roof
- Masonry side
- Full basement
- Large 1-car garage
- 3 bedroom
- 1 bath
- A/C
- Newer floors and kitchen cabinets

- Fireplace
- New garage door
- 1,040 sq. ft.

**TAXES:** \$2,725.62

## Parcel 5

### 2026 Frances St. Elkhart



- Month-to-month \$975.00 per month
- Vinyl siding
- Steel roof
- 3 bedroom
- 1 bath
- 1-car detached garage
- Crawl space
- A/C
- 953 sq. ft.

**TAXES:** \$1,908.72

## Parcel 6

### 2018 Frances St. Elkhart



- Month-to-month \$1,050.00 per month
- Steel roof
- Aluminum siding
- 3 bedroom
- 1 bath
- 1-car detached garage
- 1,080 sq. ft.

**TAXES:** \$1,840.04

## Parcel 8

### 2130 Mather Elkhart



- Month-to-month \$1,100.00 per month
- Steel roof
- Vinyl siding
- 3 bedroom
- 2 baths
- Full basement
- A/C
- Large 3-car detached garage

- 3 Lots
- 1,130 sq. ft.
- TAXES:** \$2,832.66

## Parcel 9

### 2204 Pleasant Plain Elkhart



- Month-to-month \$1,050.00 per month
- Steel roof
- Vinyl siding
- 3 bedroom
- 2 baths
- Full drywall basement
- A/C
- Shed

- 1,040 sq. ft.
- TAXES:** \$2,822.56

## Parcel 10

### 23587 Walnut Elkhart



- VACANT - was renting at \$1,025.00 per month
- Steel roof
- Vinyl siding
- 3 bedroom
- 1 bath
- 3-Car garage
- Well and septic 2 years old

- 1,825 sq. ft.
- TAXES:** \$2,793.94

## Parcel 11

### 206 Homewood Elkhart



- Month-to-month \$1,100.00 per month
- Steel roof
- Vinyl siding
- 3 bedroom
- 1 bath
- Laminate floor
- Slab
- 1-car attached garage

- 805 sq. ft.
- TAXES:** \$2,263.06

## Parcel 12

### 1314 Canton St. Elkhart



- \$1,025.00 per month
- Steel roof
- Vinyl siding
- Michigan basement
- 3 bedroom
- 1½ baths
- 2-car detached garage
- Fenced yard
- Newer furnace
- Well and city sewer

- 1,317 sq. ft.
- TAXES:** \$2,731.70

## Parcel 13

### 601 N. Michigan Elkhart



- Month-to-month \$975.00 per month
- 3 bedroom
- 1½ baths
- No A/C
- Fireplace but no chimney
- Gas boiler heat
- Newer water heater

- 1,536 sq. ft.
- TAXES:** \$2,592.32

## HAHN AUCTIONEERS, INC.

1203 E. Market St.  
Nappanee, IN 46550

# 13 PROPERTIES OFFERED AT AUCTION

## TERMS and CONDITIONS

**PROCEDURE:** The property will be offered in individual 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.

**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.

**A 1% BUYER'S PREMIUM WILL BE EFFECT.**

**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.

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

**CLOSING:** The balance of the purchase price is due at closing approximately 45 days after presentation of marketable title. Approximately September 1, 2026.

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

**POSSESSION:** At closing.

**REAL ESTATE TAXES:** Real estate taxes will be prorated.

**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.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. Announcements made at the auction podium during the time of the sale will take precedence over any previously printed material, or any other oral statements made.

The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. All sketches and dimensions in the brochure are approximate. Each potential buyer is responsible for conducting his/her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and selling agents reserve the right to preclude any person from bidding if there is any question as to such person's credentials. All decisions of the auctioneer are final.

**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.