

FISCHER AUCTION

Real Estate & Personal Property

Wednesday, October 7, 2026

Located 2 miles east of Nappanee, Ind. on U.S. 6 to CR 9, then 2½ miles north to CR 48, then ½ mile east at

**25626 CR 48
Nappanee, IN 46550**

Personal Property • 12:00 Noon

Real Estate • 6:00 p.m.

**WaNee Schools
Union Twp.
Elkhart Co.**

HOUSE • BUILDINGS • 2.64 ACRES

General Info - This is a very private property secluded in a wooded area. The house is approx. 2,150 sq. ft. that was built in 1977. It has a nice sized living room and family room both with large stone fireplaces, oak kitchen cabinets and nice sized dining room. There is a first floor half bath and a separate utility room. The upstairs has four generous-sized bedrooms and two full baths. There is a full, unfinished basement with gas furnace and central air, 200 amp, softener and more. There is a large power patio awning with remote. The attached garage is 22' x 28'. There is one building on skids that is 14' x 28' and a utility shed that is 12' x 14' plus a garden shed.



This property is close to Nappanee but it is still very private. It needs some updated décor but the potential is certainly there. Inspect, arrange financing and be the last bidder on this one!

— 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.

A 2% BUYER'S PREMIUM WILL BE IN 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 November 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.

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.

**Open House
Mon., Sept. 21
4:00-6:00 pm
or by appt.**

BABY GRAND PIANO • CHINA CABINETS • FURNITURE • DECORATIVE ITEMS • SHOP ITEMS • MORE!



Large Approximate 6.5' Double Door Oak Lighted China Cabinet • Very Nice Old Primitive Kitchen Cupboard • Nice Oak Dining Table with Leaves • Set of 7 Ladder Back Reed Bottom Dining Chairs • Set of 4 Including Two Captains Heavy Oak Plank Bottom Fancy Back Chairs • Large Pedestal Globe • Numerous and Various Crock and Jugs • Large Amount of Varied Copper Items, Molds, Tea Pots, Trays, Bells, Etc. • Fancy White Marble Topped Victorian Swan Based Powder Table • Beautiful Solid Cherry 62x55 Double Glass-Doored Cherry Bookcase • Bakers Kitchen Cabinet Two Piece • Varied Sofas • Varied Recliners • Varied Arm Chairs • 90 Yr Old Wurlitzer Baby Grand Piano and Bench • Lighted Curio Cabinets In Cherry • Large Amount of Kerosene Lamps Many Aladdin, Some with Shades, Some Milk Glass, Some Clear • Cane Bottom and Back Sewing Rocker • Numerous and Various Solid



Wood End Tables • Newer Dragonfly Leaded Floor Lamp • Other Cool Lamps, Table, Floor, and Some Old • Oak Cabinet Table Top Edison Silver Machine with 25 Varied Cylinders • Bakelite and Wooden Radios • Misc. Hand Tools, Shop Tools • Pro-Form Model 395CW Treadmill • Set of Ping Men's Golf Clubs • Metal Machinist Toolbox • Approximate 6 Cubic Foot Kenmore Refrigerator • Frigidaire Black Upright Approximate 18 Cubic Foot Freezer • Wooden 4' Tall 16-Drawer Hardware or Tool Cabinet • Large Amount of Christmas Items • Mahogany Vintage Music Stand • Oak High Back ¾-Size Bed with Mattress and Springs • Very Nice Oak Mirrored Back Dresser • Dragonfly Leaded Table Lamp Beside the Floor Lamp • 1930s Oak Floor Mirror • (5) Old Hand Sewn Quilts, Varied Patterns • Varied Bedding, Linens, Toweling • Nice Etched 3 Section Depression Era Wall Mirror • Quilted Back Pair of Leather Arm Chairs with One Ottoman • Nice Solid Oak Modern Writing Desk with Pigeon Holes, Index Cards, Etc. • Reproduction Print of Qing Dynasty Spring Time Pheasants • Varied Pieces of Mid-Century Modern Furniture Stands and Chairs • Solid Oak Modern Armoire • Matching Solid Oak 6.5' Tall Open Front Bookcase • King Size Oak Modern Bedroom Suit Including Massive End Drawer Chest of Drawers, Varied Drawer Mirrored Back Dresser, Headboard and Two Matching Night Stands • Quilted Leather Stud Love Seat • Large Amount of Varied Pottery • Stoneware • Baskets • Lots of Decorative Colored Glassware • Neat Old Floral Stoneware Umbrella Stand • Varied Spittoons • Numerous Pieces of Varied Carnival Art Glass • Pressed Glass • Doorstops • Butter Dishes • Large Amount of Varied Brass Figurines • 2 Drawer Oak File Cabinets • Varied Craft Items Fabric, Etc. • Nice Brass Claw-Footed Sculpted Top Oak Parlor Stand • Coffee Tables • Varied Paintings • Varied Pictures, Primarily Framed • Large Amount of Varied Cookware, Small Appliances, Anything You'd Find In a Kitchen • Nice Vintage Solid Oak Square Table • Varied Flat Screen TV • Early American 4-Drawer Tiger Maple Chest Of Drawers • Cool Old Institutional Swivel Metal Stool • Pepsi-Cola Crate • Jetliner Wooden Wagon • (7) Varied Coleman Single and Double Mantle Lanterns • Neat 12-Drawer 2-Row Oak Index Cabinet • Teardrop-Pulled Marble Top 3-Drawer Victorian Chest of Drawers • 54-Drawer Metal Bolt Bin Full of Hardware • Other Bins with Hardware • 20'x14' Outside Canopy for Auto Storage • Lawn and Garden Hand Tools • Flexible Flyer Sled • Porcelain Perfection Stove • Copper Boiler • Varied Tackle Boxes • Coolers • Lawn and Garden Chairs, Hoses, Hand Tools and More!

Debra S. Fischer, deceased | Gloria Lawson, Personal Representative

PERSONAL PROPERTY TERMS:

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

**10% BUYER'S PREMIUM
WILL BE IN EFFECT**

Any Announcements Made
Day of Sale Take Precedence
Over Printed Matter



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