

Noland

Real Estate & Personal Property Auction

Located 2 miles west of US 31 on St. Rd. 2 to Windsor Avenue, then south to

56670 Windsor Avenue • South Bend, IN 46619

Thursday, October 29, 2026 **Personal Property 1 pm**
Real Estate 6:00 pm

2 HOUSES ON 1 PARCEL



The main house is in generally good condition and includes the following:

- Large 3 car garage with two overhead doors with openers
- 12x18 dining room
- 10x16 kitchen with microwave, dishwasher, refrigerator
- 13x16 living room
- 14x17 master bedroom with walk-in closet plus extra closet and attached full bath
- Hot tub
- Full bath
- 2 bedrooms - 11x12 and 10x11
- Nice hardwood floors on main level
- 17x23 family room with fireplace
- Full bath
- Gas hot water heater
- GFA furnace
- Water softener

**ABSOLUTE
AUCTION AFTER
\$200,000**

- Nice stamped concrete back patio
- Tiled entry way with closet
- Whole house Generac generator
- Concrete driveway

The small house is 1 bedroom, 1 bath with kitchen, living room and garage. Use this house for a family member or as a rental.

OPEN HOUSE: WEDNESDAY, OCTOBER 14 • 4:00-6:00 PM

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 in approximately 30 days.

Any announcements made day of the sale take precedence over printed material or any other oral statements made.

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.

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.

3% BUYER'S PREMIUM REAL ESTATE TAXES: \$7,600/yr.

PERSONAL PROPERTY

John Deere LA115 42" riding hydrostatic lawn mower • Briggs and Stratton 6200 watt gas powered generator
Magna Force 5HP vertical air compressor, single phase in good condition • Shop tools • Fishing poles
Fishing tackle boxes • Various baits • Leather rocker recliner • Cloth rocker recliner • Various spools of electrical wire • (2) older outboard motors • Ice fishing sled • Pyrex mixing bowls • Varied china • Cups and saucers • Small 5' china cupboard • Misc. pots and pans • Other kitchen items • 3-cushion leather couch • Knee hole desk • Pool table • Crocks and jugs • Coffee makers • Electric roaster • Singer sewing machine • Varied Christmas decor • Queen size box spring and mattress

Terms: Cash or Good Check w/Proper ID. Credit Card w/Convenience Fee

10% BUYER'S PREMIUM ON PERSONAL PROPERTY

Any Announcements Made Day of Sale Take Precedence Over Printed Matter

Owner: Elizabeth (Liz) A. Noland



HAHN

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