BOWERS ESTATE AUCTION

10 Acres • Real Estate & Personal Property

Located 3 miles west of Lakeville, Ind. on St. Rd. 4 to Oak Rd., then north ¾ mile at

65200 Oak Rd.
North Liberty, Ind. 46554

Saturday, December 5, 2026

Real Estate • 9:00 a.m. | Personal Property • 9:30a.m.

Open House
Tuesday, Nov. 17
4:00-6:00 pm
or by appt.

SUPER HOUSE • POOL • ADDED LIVING QUARTERS • 2 NICE OUTBUILDINGS ON 10 ACRES

ACROSS FROM POTATO CREEK STATE PARK





General Info - This is a super located 10 acre property close to South Bend, LaPorte, Plymouth and Potato Creek State Park. The house was built by Mr. Bowers in 1980. The square footage on the main level is 1,464 sq. ft. with 3 bedrooms, 2 baths, large living room and large kitchen dining area. There was also an efficiency 1 bedroom, kitchen/living room and bath that is 560 sq. ft. This was added inside the garage for a family member. There is a full unfinished basement and that is where the LP gas FA furnace, softener, and central air is located. The house has a newer 4" well and septic system. It also has a very nice in-ground pool that is fenced.

The pole buildings are a 2008 30' x 40' building with two overheads that are 12' tall and 10' tall, side access door, plywood on inside, not isulated and a 48' x 24' older dirt floor and concrete pole barn.

There are a lot of deer and other wildlife in this area, so if you like nature, this is it! There is approx. 8 acres of tillable, sandy loam-type soils that Mr. Bowers made hay.

Taxes: $1,050.36 per year - 2025 due 2026.

— 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.

DEED: Sellers shall provide Warranty Deed(s).

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.

CLOSING: The balance of the purchase price is due at closing approximately 45 days after presentation of marketable title. Approximately January 21, 2027.

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.

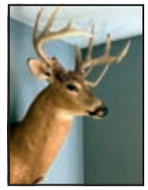
AUCTIONEER NOTE: Your bidding is not conditional upon financing, so be sure you have arranged financing if needed. For more information on financing or inspection, contact Hahn Auctioneers, Inc.

VEHICLES • MOTORCYCLES • KUBOTA TRACTOR • LAWN, GARDEN & HOUSEHOLD ITEMS









LIVE AUCTION

Full restored 1986 Chevrolet El Camino twin turbo LT1 engine, LS conversion, fuel injection and Holley terminator, racing bucket seats, 5 point harnesses, electric shut off, extra gauges, tonneau cover with spoiler, aluminum rims, Monster Company transmission, built for 750HP • Absolute gorgeous 2014 Ford F-150 4x4 Eco Boost crew cab ½-ton pickup truck 155,600 miles one owner, excellent rubber, Ziebarted and checked yearly, twin turbo and 6 cylinder engine, full steel body • 2020 Harley-Davidson 114 cubic inch tricycle, fully loaded, tri glide with 26k miles, 1 owner, many extras • 2001 Yamaha Road Star, 43k miles, saddle bags, sound system, runs the best • 2001 Honda Goldwing tricycle, 39k miles, beautiful and loaded • Kubota model MX5100 4 speed transmission and shuttle, full reverse, 295 hours, Bowers bought this new, only used around this 10 acre farm, approximate 10 years old, pre emission • Ford Dearborn 3pt 2 bottom 14" plow • 6' 3pt disc • Nice 3pt 6' finger rake • 3pt 5' box scraper with 4 teeth • Older 3pt 6' grader blade • 6' 3pt dump scoop • Kubota model BL52C 3pt PTO rototiller • 2-place older horse trailer • .6' 3pt rotary brush hog with tail wheel • Avco New Idea Cut-ditioner 9' • Older 4-bar David Bradley side-delivery rake • Older Case model 200 baler • Very nice standard size hay rack wagon and gear • One row pull-type Dearborn corn picker • 6 roll husking bed • Older 3pt Dearborn 2-row cultivator • Older Dearborn front mount mechanical trip loader and bucket • Absolute Super Bad Boy model 688cc Maverick zero-turn 60" heavy duty deck mower 367 hours, ROPS • Gas powered walk-behind Snapper 26" wide snowblower 9HP • Varied rolls of new Red Brand woven wire fence • Varied steel fence posts • Numerous and various lawn and garden hand tools • Two semi truck bed tarps • Varied chains • 5500 watt portable generator • Bicycles • Structo and Nylint toys • 3 table saws • Rolling engine stand • Heavy duty steel tables from Bendix, some have heavy duty vises on them • Ratchet chain binders • Varied hydraulic bottle jacks • Air tired lawn and garden wagon • Old push reel mower • Double wheel emery • Floor jacks • Bumper jack • Craftsman 5.5 HP vertical 25 gallon portable air compressor • Lawn and garden Finco trailer-type poly yard sprayer 30 gallon with boom • Craftsman motorcycle jack • Briggs 6.5HP 2300 PSI high pressure sprayer • Poulan gas powered chain saw • Nice Husqvarna 20" bar gas chain saw • Varied tubs and coolers • Like new Charbroil 4 burner plus side burner LP gas portable grill • Yard Machines 10HP 28" self propelled and self starting snowblower • Troy-Bilt 21" rear baggine trim mower • 3 piece large bale feeder • Portable air compressors • Nautilus CC Plus portable pool cleaner, climbs bottom and walls of a pool on its own • (2) new replacement door assemblies for a '78-'91 pickup or Suburban • Replacement fenders for '81-'88 Chevy pickup • US General 2 piece stackable toolbox loaded with all types of varied hand tools, wrenches, cutters, etc. • 5'x2' aluminum Sturdy-Lite semi toolbox • (30) folding Samsonite chairs • Garage 2-door refrigerator that works • Varied stock pipes that will fit on the Harley • (10) large bundles of wrapped blow-in fiberglass • Craftsman large vacuum, Shop-vac • Small utility acetylene set complete with hoses and tanks, never used • Varied Harley-Davidson clothing • Heavy duty steel straight shaft model FS56RC fish line trimmer and brush cutter • Milwaukee battery-operated impact with battery and charger • Senco 10mm staples • Varied size shapes and forms of Pella and other quality windows, all sizes • **HOUSEHOLD:** Gorgeous cherry 30" wide 7' lighted curio cabinet • Numerous and various figurines in the cabinet itself, separate • Nice brown leather 3-cushion sofa with double recliner • Outlets and phone chargers • Nice modern flat screen TV stand • Varied tapes • Varied whatnots • Brass elephant • (2) large deer mounts, taken off this 10 acre farm • Round pedestal claw footed modern solid oak round table with 4 matching arrow back chairs • 54" flat screen TV • 3 piece king size bedroom suite, dresser, chest of drawers, head board • Wooden 10 gun cabinet of oak • C-front newer roll-top desk • Varied chest of drawers • File cabinets • Varied small items • Sweepers • Pictures • Lamps • Real nice newer wheel chair • Other handicapped items • New in the box electric handicap lift seat • Electric living room fireplace • Misc. items you'd find in the kitchen: Utensils, Dishes, Knives, Service for 8 and more • Nice wooden dinette table with matching white painted chairs • Leather gray overstuffed arm chair • Nice 3 piece cannon ball queen size bedroom suite • 20 cubic foot Coldspot chest-type freezer • Cadence electric treadmill • Stepper exercise machine • Waterfall Depression era cedar chest • Lined oak cedar chest • (3) crock slow cooker

NOTE: We would expect to be on the trucks, motorcycles, tractor, accompanying farm tools, and lawn & garden at approximately 11:30 am.

H. Paul Bowers Estate

Troy A. Bowers, Personal Representative

PERSONAL PROPERTY TERMS: Cash or Check with proper ID. Credit Card w/Convenience Fee

5% BUYER'S PREMIUM WILL BE IN EFFECT

Any Announcements Made Day of Sale Take Precedence Over Printed Matter

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