Willis Estate REAL ESTATE AUCTION

Located south of South Bend, Ind. on US 31 to the Kern Rd. exit, then east 1 block to Old US 31 (Michigan St.), then north 3 blocks to Dice St., then east 1 block at

19852 Dice St. • South Bend, Ind. 46614

MONDAY, NOVEMBER 30, 2026 • 5 PM

SOUTHLAWN / GILMER PARK AREA • LOT SIZE APPROX. 100' x 130'

General Information:

This is a nice 1950's Cape Cod-style house that was built in approx. 1950. There is also a detached 24x20 garage. The house is approx. 1,134 sq. ft. on the first floor and 880 on the second for a total of approx. 2,000 sq. ft. There are 5 bedrooms, 1 bath, kitchen, dining and living room and a full basement below. the appliances are included. There is a fireplace in the living room. The basement is deep but it does have some seepage in high rainfall but it also has two sump pumps. The gas forced air furnace with central air, 200 amp electrical box and the well are in the basement. The house has aluminum siding and double-hung windows.

TAXES: $1,856.76 per year

Absolute Auction After $150,000



This house needs updating but has great potential.
Want a home with 5 bedrooms, want to be a landlord or a flipper, be here!

Open House
Wed., November 18
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.

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.

2% BUYER'S PREMIUM

Donald L. Willis Estate | Angela Barrus, Executor

HAHN

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