

Yoder

Real Estate & Personal Property Auction

One mile east of Wakarusa, IN on CR 40 to CR 7, then north 1½ miles at **64480 CR 7, Goshen, IN 46526**

Tuesday, September 17, 2019

Personal Property • 1:00 pm

Real Estate • 6:00 pm

*Close to
Wakarusa, Goshen
and Elkhart*

FANTASTIC 3 ACRE PROPERTY

GENERAL INFO: This is a wonderful, private property in a super location. The 3 acres has a beautiful approx. 1950 sq. ft. ranch full basement home built in 1998 and a super nice 36'x48' pole barn, also built in 1998. The kitchen with all appliances is 16'x16½'; the dining room is 15½'x11'; the living room is 19'x14½'; the utility room is 11½'x6'; and the 3 bedrooms are 15½'x13, 12'x11½' and 12'x10½' plus there are 2½ baths.

There is a 24'x23½' attached heated garage. Most of the basement is finished and the gas FA furnace and central air are located here. The house is so very well-cared for. It's super clean and there are not any pets. You must see it! The pole barn is partially heated and very clean.

If you want privacy, country and a well-cared-for property, this is it!

TAXES: Approximately \$2,289.60 per year.

— REAL ESTATE TERMS & CONDITIONS —

DOWN PAYMENT: 10% 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.

AGENCY: Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

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.



*Harrison Township
NorthWood Schools*



*Open House
TUESDAY,
SEPTEMBER 3
4 TO 6 PM*

LAWN TRACTORS • ANTIQUE FURNITURE • HOUSEHOLD & MORE

2014 Chevrolet Silverado 1500 4WD double cab P/U truck w/fiberglass cap, only 31,850 Miles; 2012 Massey Ferguson Model 1529 open station MFWD tractor, diesel engine, hydrostatic drive, only 275 actual hours, 1 owner, with a Massey Ferguson Model L100 5' materials bucket loader - it's just like a new machine; Older 5' 3 pt. rotary brush chopper w/tail wheel; Very nice 3 pt. single auger snow blower; Nice 5'x8' utility trailer with spare tire and title; Leland 7'9" wide by 8' tilt snowmobile trailer, used as a utility trailer; Manco gas powered go kart; 12V ATV approximate 50 lb. poly seeder; Approximate 2015 Hustler Raptor flip up 54" deck zero-turn riding mower, 202 hours, looks like new; Troy-Bilt gas powered by Honda 2600 PSI high pressure sprayer; Nice Troy-Bilt Horse reartine rototiller, new tines; Simplicity 16 HP broad mower riding tractor with deck, rear bagger and mulcher, engine bad; Honda small garden gas powered tiller; Like new Ohio pull type 42" lawn sweeper; Precision garden seeder; Echo gas powered fish line trimmer; Stihl gas powered leaf blower; Electric edger; Log chains; All types of hand tools- shovels, rakes, axes, everything imaginable including Handyman jack; DeWalt compound miter saw on a DeWalt wheeled stand; Nice Makita approx. 14" bar chain saw; Older chain saws including a Homelite Wiz; Snider Industries 30 Gallon poly tank pull type lawn sprayer with boom and 12V pump; 36" water fill lawn roller; Porter Cable 135 PSI air compressor; Nice Weber kettle grill within frame and rotisserie; Poly pull type lawn spreader; Like new lawn mower lift; DeWalt contractor folding table saw; Nice Troy-Bilt 7550 watt generator; Keller 8' fiberglass step ladder; Rubber air tired wheelbarrow; International 86 series pedal tractor; All types of shop hand tools including bench model - band saw, drill press, Delta belt sander, Delta scroll saws, electric drill saws, Bostitch staplers, all types of grinders, clamps, lights, electric cords; Electric smoker; Wood shop full of hardware - screws, nuts, bolts, clamps, small storage compartments; Antique oak bookcase converted to a gun safe; Numerous



boxes of shotgun shells; 1-man ground deer blind; (3) red Coleman lanterns; Ice fishing boxes; Ice augers; Anchors; Backpacks; Life Jackets; Coleman camp stove; Fishing rods & reels; Large Cabela's 16 cast iron Dutch oven; Hummingbird wide portable fish finder; Varied Havahart live traps, primarily for raccoon; Tackle box with newer tackle; Crosscut saw, buck saw and numerous wooden pulleys; Small home combination safe; Vinyl picnic table; Matching set of Maytag 3000 series front load automatic washer and electric dryer; Absolutely gorgeous double pedestal solid oak dining table with 4 leaves, it opens to approximate 10' w/6 beautiful pressed backed plank bottom oak chairs and a matching 2-piece raised panel, glass top doored cupboard; Approximately 50 varied collectable belt buckles; Beautiful oak antique gentleman's hat box dresser, beveled mirror with a lot of applied trim at the top; Dark stained 48" round table with 4 captain chairs and 2 table boards and pads; Custom 64" wide x 79" tall hutch cupboard with 2 glass doors and one shelf; Beautiful dark walnut Herschede 3 weight pendulum grandfather clock; 3-cushion double reclining blue sofa; (2) Mauve swivel overstuffed rockers; Solid oak bookcase; Entry solid oak Queen Anne legged table; (2) Metal 2-drawer file cabinets; Wood grain computer oak desk; Numerous and various nicely framed pictures and other wall appointments; Nice Singer portable sewing machine; 3-Piece full size bed bookcase headboard with good mattress and box springs; Miscellaneous bedding and linens; Antique 4-drawer oak chest of drawers; Hardrock Early American style maple dining table with 4 solid maple chairs w/4 leaves; Nice 3-cushion plaid sofa w/recliner; Varied bookcases; Varied stands, TV stands and so forth; Canning Jars and canning items; Miscellaneous pots and pans and kitchenwares; Varied glassware pieces and so forth; Approximately 10 nice tanned deer hides; Miscellaneous books; (4) New rolls of insulation; Miscellaneous coolers; Like new Presto pressure cooker; Other excellent stainless cookware; Kenmore dehumidifier.



HAHN

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Don G. & Bea M. Yoder, Owners

Note: The truck and tractor sell approximately 4:00 pm. Everything here is clean!

TERMS: Cash or Check with proper ID.

Credit Card with Convenience Fee

Not Responsible for Accidents or Items After Sold

Any Announcements Made Day of Sale Take Precedence Over Printed Matter