

**5 ACRES
and BLDGS.**

Sheets

**PENN
SCHOOLS**

REAL ESTATE AUCTION

Located 5 miles south of Mishawaka, IN on St. Rd. 331 to Woodland, then east 1 mile on New Road to Madison Trail, then northwest 1/2 mile to...

63550 Madison Trail • Mishawaka, IN 46544

Monday, September 23, 2019

Starting at 6:00 p.m.

**OPEN HOUSE
TUESDAY,
SEPTEMBER 3
4 TO 6 PM**



GENERAL INFO: This is a quiet country property on a road less traveled. The house is a large 2-story with a 21 x 60 garage, a 28 x 20 hip roof barn and a 20 x 30 utility building. The house is approx. 2,000 sq. ft. with 4 bedrooms - 20 x 15, 11 x 15, 13 x 11 and 11 x 11, a nice family room with fireplace that is 17 x 18, a 13 x 13 kitchen, 24 x 13 living room, utility room and office. There are 2 baths. There is no basement. The house has damage in the water lines and will need to be repaired. It also has older decoration but it is sound with a lot of size.

***If you want a lower cost country property that you can rehab and redecorate, this is it!
The seller is very motivated. There will be a buyer at this auction, it might as well be you!***

— 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.

Any announcements made day of sale take precedence over printed matter.

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.

**The former property of Edward J. Sheets, deceased
Sherry M. Sheets, Owner**



HAHN

HahnAuctioneers.com

Phil Hahn - (574) 535-3783

IN Lic. #AU01012967

Brian Wuthrich

(574) 268-4940 - Milford, IN

Office (574) 773-8445

Nappanee, IN

AC39800021

Jason Hahn

(574) 536-7682

Clint Cripe

(574) 354-8006

