

ABSOLUTE AUCTION

We will be selling the following Elkhart County **Real Estate at Absolute Auction, Absolutely to the highest bid along with Tools, Equipment, Firearms, Collectibles and Household** immediately following real estate contracting.

FRIDAY, JUNE 9, 2023, 11AM

PERSONAL PROPERTY APPROXIMATELY 11:30 AM

AT: 28769 OAKWOOD PLACE, ELKHART, IN 46514

Take Old State Road 20 east of West County Line (ASH) to Oak Manor, then south to Oakwood. Watch for signs.

REAL ESTATE: One Story Home of Approximately 1454 Square Feet. Built in 1966. Limestone and Wood Exterior. 3 Bedrooms, Living Room, Kitchen, Dining Area, 1.5 Baths, Full Poured Partially Finished Basement with Fireplace, Office and Bedroom. Newer Gas Forced Air Furnace, Central Air Conditioning. Generac Whole Home Generator. Lot Size of Approximately 109Ft Frontage by 162Ft Deep. Attached 20Ft by 24Ft (480 Sq Ft) 2 Car Garage. Detached 2 Car Garage 22Ft by 24Ft (528 Sq Ft) with Electric and Gas Heat.

TAX ID NO.: 20-05-01-306-009.000-005.

Taxes: 2022 Pay 2023 \$1431.88 with Exemptions. **REAL ESTATE TERMS:** \$10,000 Cash or Certified Funds Down Payment made payable to Goodrich Incorporated due at Time of Auction Registration with Balance Due on or Before June 23, 2023. Down Payment must be on buyer's person to register. Property Sold in "As Is" Condition. Possession to Be Day of closing. No Buyers Premiums.

PROPERTY INSPECTION DATES: (REAL ESTATE ONLY): TUESDAY MAY 30TH AND MONDAY JUNE 5TH FROM 5-6PM

TOOLS AND EQUIPMENT: Craftsman GT5000 Garden Tractor; 5ft by 8ft Flat Bed Trailer; Craftsman Items Include: (2) Snow Blowers, Drill Press, Power Washer, Garden Tiller, Disc, Front Blade, Snow Blower for Tractor, Top and Bottom Tool Chest, Band Saw, Socket, Wrenches, Vertical Compressor, Trim and Table Saws; Portable Air Compressor; Wet Tile Saw; Step and Extension Ladders; Lawn Sweeper; Yard Machine Log Splitter; Engine Lift; Gear Press 20 Ton; and Lots More! **FIREARMS:** Iver Johnson Mod 66 and 38 Revolvers; Smith Wesson 38 Spc 6in Revolver; CBC 22 Rifle, Brazil; Savage Mkii 22 Bolt Rifle Canada; Stevens Mod 22-410 Over/under; Bp 50 Cal Italy Percussion, Italy; Asian Military Carbine; Fox Savage Mod B Dbl 20ga; Remington 30.06 Mod 700 Bolt. Fortress Gun Safe. **COLLECTIBLES AND HOUSEHOLD:** Knives; Samurai

Sword Collection; Precision Balance Scale; Small Traps; Poosh Game; Books; Torsion Balance; Stereo Amps; Primitive Cabinet; Oak Library Table; Dresser; Twin Bed; Gun Cabinet; Gas Range; Refrigerator; Gas Dryer; Washer; Desks and Lots of Miscellaneous! **PERSONAL PROPERTY**

TERMS: Cash Only on Firearms. Conduct of this Auction Will Follow All Federal, State and Local Firearm Guidelines. Firearms Have Been Removed from Property and Property Is under Video and Camera Surveillance. Cash. Credit Cards with 3% Fee. **Check Policy:** Prior Approved Local Checks Only and Check must Be Presented at Time of Registration. 1st Time Check Limit Is \$200. Valid Government Issued Photo Id Needed at Time of Registration.

OWNER: Gregory C. Strong, **ATTORNEY-IN-FACT:** Ryan J. Strong



DAVID W. GOODRICH, Auctioneer, Real Estate Broker, IN Lic No.: AU01040401



**GOODRICH INC., dba
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**Hallmark Real Estate
574-286-0340**

VISIT AUCTION WEBSITE: WWW.AUCTION-INFO.COM

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