

2 Dates

PERSONAL PROPERTY *and* REAL ESTATE AUCTION

Personal Property includes: John Deere Tractor, GMC Pickup, Hustler Zero Turn Mower, Shop Tools, Furniture, Household Items, Lawn & Garden Items, Hunting & Fishing

Personal Property Auction

Tuesday, August 8, 2023 • 3:30 pm

Auction located at: **57693 CR 117, Goshen, IN 46528.** ½ mile south of the US 20 bypass on CR 17 to CR 18, then east to CR 117, south to auction site. Plenty of off-road parking. Watch for "Auction Today" signs.

Tractor & Pickup to sell at 6:00pm

TRACTOR • PICKUP ROTARY CUTTER & RELATED

John Deere 3039R tractor w/cab, front wheel assist, 3 pt. & 320R front end loader (has only 130 hrs.), 2012 GMC Sierra SLE 1500 w/V8 engine, Z71, 4x4, 4-door, short bed, w/truck cap, trailer pkg, very clean and less than 30,000 miles, 72" Countryline 3 pt. rotary cutter, 3 pt. spreader



LAWN & GARDEN • SHOP TOOLS • HUNTING & FISHING

Hustler Raptor zero-turn mower w/54" deck & 25hp engine, Delta 10" table saw, Admiral 12" compound sliding miter saw on stand, Guardian Power floor model drill press, Craftsman 3000PSI pressure washer, Charge Air Pro 3 hp air compressor w/12-gallon tank & hose reel, Shumacher Elite 12v battery charger, 6v & 12v battery charger, Genie 10-gallon wet/dry vac, DeWalt 20v Max screw gun & drill tool set, Dremel saw, Craftsman Hammerhead, end wrench & socket Craftsman tool sets, DeWalt reciprocating, circular saw, jig saw, hand grinder, hand drills, drill bit sets, belt sander, floor jack, bench grinder, Poulan leaf blower, Echo gas weed trimmer, gas Poulan Pro hedge trimmer, Ryobi pole saw, Stihl MS 171 chainsaw, Echo 280E trim saw, 6' & 8' stepladders, 24' ext. ladder, HD 48" lawn roller, 10-gallon mower mount 12 volt sprayer, hand sprayers, All Pro 125,000BTU gas heater, wheelbarrow, push spreader, backpack sprayer, compound bow, long bow, several doz. arrows, Wilson golf clubs, golf balls, fishing rods & reels, game calls, 7 x 35 Simor binoculars, 20 ga. Remington 870 Express Magnum, 22 ga. Marlin 880 semi auto w/Simmons scope, 3 mounted deer heads, 14 bags of lawn fertilizer, mole traps, Conibear traps, muskrat traps, igloo dog house, 20 lb. LP tank, forks, shovels, rakes, hoes, cords, hose, log chains, sprinklers, drywall tools, storage bins & cabinets, cabinet full of asst. bolts, nuts, screws, & misc.



FURNITURE • ANTIQUES • COLLECTIBLES • HOUSEHOLD GOODS

Breakfast table w/6 chairs, pedestal table w/3 leaves, 3 bar stools, large Frigidaire Electrolux upright freezer, sofa, 3 recliners, LR side chair, coffee table, end tables, nightstands, ¾ size hickory rocker, 24" Philips TV, Magnavox VHS, roll top desk, computer desk, office chair, paper shredder, entertainment center, bed w/storage, chest of drawers, 6 place gun cabinet, Jewett Victrola w/9 albums, console stereo, 2-drawer filing cabinet, card table & 4 chairs, fans, answering machine, several vacuums, Bissell shampooer, canning jars, granite coffee pot, pots, pans, flatware, corn popper, kitchen utensils, glassware, china, Fire King cream & sugar and cups & saucers, tea glasses, Perugino stoneware glasses, 6 buckets of 3 months food supplies (bought 9/21), John Deere toy tractor w/loader, JD toy baler, JD toy disc, JD cup gift pack, metal toy log truck, 8mm projector & screen, Lg family Bible, books, VHS tapes, Carrom board, games, blankets, quilts, pillows, towels, & lots more



Auctioneer's note: Check the ad on Auctionzip for more pictures of this upcoming auction.

TERMS on Personal Property: Cash, good check, or credit card w/5% fee

Food Available

Real Estate Auction

Tuesday, August 15, 2023 • 4:30 pm

Live auction with phone bidding available



Located at: 57693 CR 117, Goshen, IN 46528

Real Estate: Approx 1924 sq. ft. 1½-story home, 3 bedrooms, 1½ bath home on partial basement, with an attached 2-car garage. 30 x 40 pole barn, 22 x 24 pole barn/shop with dog run, on approx. 6 acres. Generac Guardian 14KW natural gas auto start generator. Jefferson Township, Middlebury Public School district.

Minimum Starting Bid is \$200,000

Real Estate Terms & Conditions: Buyer to pay \$20,000.00 as earnest money deposit at the conclusion of the real estate auction. The balance of the purchase price to be paid at time of closing. Keep in mind that your bidding is NOT contingent upon financing or inspections, so be certain that you have arranged for financing or inspections, if you need them, and are capable of paying the balance at closing. This property is being sold subject to executor's approval.

Closing: Approx. 30 days after auction. **Possession:** Day of closing. **Taxes:** To be prorated to date of closing.

Auctioneer note: Phone bidding available at this auction, call Elvie Frey at 260-463-1396 for details prior to auction date.

Open House Dates: July 19 & August 2 from 4:00-6:00 pm or call Elvie Frey at 260-463-1396 to schedule a private showing.

Harold O. Marner
Estate - Owner
Raymond J. Marner
Executor



Auction Conducted By:
LEWIS & LAMBRIGHT, INC. #AC30200031
260-463-2013 website: lewisandlambrightauctions.com

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