



ABSOLUTE ESTATE AUCTION

~*REAL ESTATE & PERSONAL PROPERTY*~

LOCATION: 162 Maple Dr. Charlestown, In.

SAT. MAY 31, 2025 · 9 a.m.

Shown by Appointment

REAL ESTATE-sells @ 12 noon

0.29+/-acre lot improved with a nice frame home and a 24x30 detached garage. This home offers two bedrooms, full bath, eat-in kitchen w/oak cabinets and electric range, living room, vinyl siding, central air/heat, small patio area and an 8x12 covered side porch. The detached garage has a 7x16 overhead door w/opener, concrete floor and a concrete apron out front. This property has a nice wide driveway and a large, fenced backyard. Excellent location close to Hwy. 62 and River Ridge! Don't miss this buying opportunity!!

REAL ESTATE TERMS: 10% day of auction (non-refundable). Balance due in 40 days. Possession at closing. Buyer to pay taxes due & payable Nov. 2025. 2% Buyer's Premium.

MUSICAL INSTRUMENTS & EQUIP.

Austin Hatchet elec. guitar (blue) w/camo gig bag; 3-violins (2-w/hardshell case); Indiana mandolin elec./acoustic w/gig bag; Artison lap steel w/gig bag; Sigma acoustic mandolin w/hardshell; Fender elec. mandolin w/hardshell; Morgan Monroe mandolin w/fret board inlay and hardshell; Epiphone by Gibson banjo w/hardshell; Lyon by Washburn elec. guitar w/gig bag; Peavey Raptor Plus elec. guitar w/bag; Fender Strat (made in USA); Arietta acoustic guitar (F-holes) w/bag; Danville Dobro w/bag; Urban (Keith) acoustic guitar; Peavey JF-1 hollow body elec. guitar w/hardshell; Washburn acoustic guitar w/bag signed by Ralph Stanely D-10; Alvarez Babs 5 string w/hardshell; SBX 4 string bass; Peavey XR-600B mixer amp.; Peavey bass Mark III series; Peavey speakers; Yamaha 8 channel mixer; Crosley USB port. turntable; sev. microphones; Panasonic VHS recorder; Teac A-6300 reel to reel; sev. old albums;

HOUSEHOLD & COLLECTIBLES

Whirlpool side by side refrig.; Whirlpool washer; GE dryer; microwave; kitchen table & chairs; lift chair-nice; misc. lamp & end tables; dresser w/mirror; 5 drawer chest; Samsung tv; tv stand; display shelf; Kenmore sewing machine; oil lamps; old pedal fire truck and pedal tractors; child's wagon; Griswald and other iron skillet; Elvis memorabilia; sev. pocketknives; more..

TRAILER, TOOLS, LAWN & GARDEN

5x8 trailer w/fold down ramp; Toro Timecutter SS 5000 zero turn mower 50 in. deck-nice; Yard Machine 5 h.p. rear tine tiller; push mowers; Craft. 13 in. planer/molder; Craft. 16 in. scroll saw; Craft. 12 in. band saw; table saw; radial arm saw; belt sanders; woodworking vac system; Craft. top/bottom roll around toolbox; weed eaters; long handled tools; blowers; sprayers; roll around air compressor; upright air comp.; bench grinder; bench vise; sawhorses; circular saws; asst'd. drills; air framing nailer; brad nailer; hammer drill; lots misc. hand & power tools; battery charger; Husky 2600 psi gas pressure washer; Reddy Pro 165 heater; shop vac; organizers full nuts, bolts, etc; ext. and step ladders; hand truck; gas grill; patio furniture; numerous fishing poles; sev. tackle boxes full; more..

TERMS: Cash or good check. Everything sold where is, as is. Not responsible for accidents.

Seller: Estate of Delmos Davidson

Robert Davidson-**Executor**



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