



ESTATE AUCTION

~15.55+/-DEVELOPMENT ACRES OR MINI FARM~

~ESTATE OF PAUL E. MOFFETT~

LOCATION: 11209 Treloar Rd. Memphis, In.

SAT. JUNE 4, 2022 · 10 a.m.

Shown by Appointment

REAL ESTATE-sells @ 12 noon

15.55+/-Beautiful Country Acres: 11.567 open acres with 732+/-ft. of road frontage improved with a nice frame home with an attached one car garage, a 30x50 detached garage and a 20x20 concrete floor shelter house-Balance of acreage being 3.98 wooded acres. The 1464+/- sq.ft. home consist of a large living room, eat-in kitchen w/appliances and nice pantry, master bedroom with an adjoining full bath, laundry/mud room, another full bathroom, second bedroom/loft area and an attached one car garage. This home has vinyl siding, nice windows and like new central air and heat pump. The 30x50 detached garage has concrete floor, two overhead doors w/openers and a 12x46 lean-to. Quiet country setting nestled between Memphis and Charlestown but only minutes to I-65. Don't miss this land buying opportunity in Clark Co. Indiana!!

REAL ESTATE TERMS: 10% day of auction (non-refundable). Balance due in 30 days. Possession at closing. Buyer to pay taxes due & payable Nov. 2022. 2% Buyer's Premium

TRACTORS, BACKHOE, EQUIP., TOOLS, MISC.

Ford 1715 D. tractor w.f., 3 pt., 751 hrs.; Case I.H. 235 D. tractor w.f., 3 pt. 882 hrs.; Case mod. 33 gas Backhoe 1 & 2 ft. buckets-\$4000 eng. repair last year; 5 ft. 3 pt. bushhog; Buhler Farm King 5 ft. finish mower; Big Ox 5 ft. grader box; Trac Vac mod. 880 tow behind vac w/new eng.; Scotts 15 h.p. 42 in. lawn mower; 5x10 tilt trailer; Troybilt Horse rear tine tiller; Mantis tiller; MTD chipper/shredder; Homelite blower; weed eaters; long handled tools; lawn mower/ATV jack; Rubbermaid tilt garden trailer; wheel barrow; step and ext. ladders; Craftsman table saw; compound miter saw; Craft. 10 in. bandsaw; Craft. tabletop drill press; air compressor; floor jack; jack stands; work table w/viser; bench grinder; battery charger; new power sewer snake; chainsaw; hand and power tools; new insulation; misc. lumber; new greenhouse in box; more..

HOUSEHOLD, MISC.: king size Craftmatic adj. bed w/heat and massage; desk; quilt rack; tv stand; 2-blue print machines; drafting table;

~Go to heilauction.com for pictures~

Terms: Cash or check w/I.D. Everything sold where is, as is. Not responsible for accidents.

Alison Brock-Per. Rep.

John Kraft-Attorney for the Estate



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