



ABSOLUTE AUCTION

~*REAL ESTATE & PERSONAL PROPERTY*~

LOCATION: 1212 St. Rd. 160 Charlestown, In.

SAT. JUNE 8, 2024 · 9 A.M.

Shown by Appointment

REAL ESTATE-sells @ 12 noon

1.30+/-Country Acres improved with an all-brick ranch style home, detached garage and other outbuildings. This 1,425+/-sq.ft. home offers 3 bedrooms, kitchen with some appliances, living room, family room w/Fisher woodstove, a full bath and a half bath/mud room. Other nice features include an enclosed back porch, a Heatmor 100 outside wood furnace and central air. Also situated on this large lot is a 28x40 three bay garage with concrete floor and electric, 25x14 Gambrel barn with loft and 9x25 enclosed lean-to and a 9x16 garden shed. Beautiful country setting on the edge of Charlestown...Close to River Ridge Industrial Development. 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. 2024. 2% Buyer's Premium.

1965 MUSTANG, TRUCK

1965 Ford Mustang 289 3 spd. (A true barn find)! 1986 Ford F-250 4 w.d. V8, reg. cab, long bed, alum. wheels, good tires;

WOOD SPLITTER, LAWN & GARDEN, TOOLS, MISC.

Brute CR950 30 ton wood splitter; J.D. LA175 riding mower 54 in. deck; CraftsmanLT1000 riding mower; Toro snow blower; Cub Cadet 582 riding mower; Husqvarna 327XP 24 in. chainsaw; McCulloch chainsaw; Stihl F556RC weedeater; other weed eaters; 2 wheel garden trailer; long handled tools; B&D band saw; router table; Craft. table saw; tile saw; 24 ft. alum. ext. ladder; folding ladder; other ladders; lights on stand; bench vise; bench grinder; push mowers; wheelbarrow; small drill press; scroll saw; misc. hand /power tools; chainsaw sharpener; port. air comp.; Radio Flyer wagon; old oil cans; galv. tubs & chicken waters; fishing poles; Jarts in original box; misc. barn metal & lumber; 2-10 ft. panel gates; approx. 25 rick split firewood; Santa & Frosty blow molds;

HOUSEHOLD

Kenmore refrigerator; Whirlpool washer; G.E. dryer; Frigidaire upright freezer; 3 pc. quenn bedroom suit; 4 pc. twin bedroom suit; book shelves; small roll top desk; curio cabinet; microwave; microwave cabinets; glass top kitchen table; office chairs; old albums; new kitchen items; misc. kitchen and household items; more.. *~Go to heilauction.com for pictures~*

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

Seller: Jeffery Long

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