



ABSOLUTE ESTATE AUCTION

~17.32+/-ACRES OFFERED IN 2 TRACTS~

~ESTATE OF LEROY GRAEBE~

LOCATION: 6209 Hibernia Rd. Charlestown, In.

SAT. JUNE 29, 2024 · 9 a.m.

Shown By Appointment

REAL ESTATE-sells @ 12 noon

~Tracts will be offered individually- then grouped~

Tract 1: 10+/- Fenced Acres with approx. 8 acres open & tillable. This nice tract is improved with a beautiful manufactured home, several nice outbuildings and gathering shelters. The 2050+/-sq.ft. home offers 3 bedrooms (walk-in closets), two full baths (master has double vanity, step-in shower, whirlpool tub), nice kitchen w/attractive cabinets, black appliances, island and bar open to the dining area and family room, large living room and a mud/utility room. Other nice features include a four-season room, large covered front porch w/sidewalk and a wood deck. Also situated on this gorgeous tract is a 24x24 detached garage (matches the house) with concrete & electric and 2-9x8 overhead doors, 36x58 pole building w/elec., 10x22 garden shed, 14x14 covered shelter area w/octagon bench, 14x14 gazebo w/built-in seating and a 15x10 attached deck.

Tract 2: 7+/- Acres improved with a 46x60 pole barn w/elec., front & back sliding doors; 24x36 insulated pole building w/concrete, elec., 3-9x8 insulated overhead doors and 36x14 concrete apron, 24x48 pole building w/4 sliding doors, 14x75 building w/elec., 10x32 lean-to and 14x14 workshop, balance in storage, 40x36 metal sided barn and a 19x24 metal sided building.

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.

1991 FORD F-150, COLLECTOR CAR, SHRINER CAR, TRUCKS, GOLF CART, SCOOTER

1991 Ford F-150 reg. cab, long bed, 302 auto, air, 51,177 one owner miles-Sharp; 1928 Chevy Coupe restored-very nice; 1973 Shriner Mini Mark Custom on VW chassis-must see; 2002 Chevy Silverado 1500 ext. cab, V8 auto 213,328 mi.; 1983 Chevy C-60 stake side truck 12 bed 4+2, 350 25,950 mi.; 1960 Chevy Viking truck V6 stake side bed 80,300 mi; EZ Go gas golf cart; Power Max 50 scooter;

TRACTORS, EQUIPMENT, TRAILERS

Farmall 300 gas fast hitch 2 pt. w/3 pt. adapter; Farmall 230 2 pt. w/cult. & planter; Farmall 140 w/cult.; King Kutter 6 ft. bushhog; 4-flatbed wagons; J.D. 12 ft. wheel disc; J.D. sin. disc 13 hole grain drill; Century pull type crop sprayer; J.D. 3x14 pull type plow w/cyl.; fast hitch sickle bar mower; 6 ft. 3 pt. grader blade; 2 sec. harrow; Herd 3 pt. seeder; Hahn hi-boy sprayer w/cart; TSC 3 pt. post hole digger; I.H. suitcase weights w/bracket; M.F. weights; old 2 r. corn planter; 2-N.I. plant setters; tobacco press & equip.; sev. pcs. old horse drawn equip.; cultipacker; Ezee Flow lime spreader; 2x14 trip plow; 1997 Odell 5x8 enclosed trailer-no title; 2006 Carry On 5x10 trailer w/ramp gate; sev. nice 2 wheel farm trailers; ant. plows & cult.;

CARPORT & YARD BARN

12x21 enclosed carport open front; 12x24 w/6 ft. covered front porch, 3-12x16, 2-10x16, 10x12, 8x12 yard barns;

LAWN, GARDEN, TOOLS & MISC.

J.D. LA175, J.D. L120, J.D. 110 riding mowers; MTD & Ranch King riding mowers; 10-push mowers (1 new in box); 2-Bunton edge mowers; Snapper rear tine tiller; Craftsman mini tiller; 5-lawn rollers; sev. yard sprayers, seeders/fert. spreaders, garden sprayers; Agri-Fab leaf vac; 2-ATV sprayers; 2-garden wagons; Stihl FS85 weedeater; other weedeaters; Stihl h.d. pole saw; self-propelled snow blower; thatcher; aerator; push plows; lg. amount of long handled tools; Generac 6 h.p. pressure washer; new 5800 watt gas generator; airless painter; shop vac; metal cutting band saw; vises; drill press; sev. air comp.; power tools; lg. amount of hand/mechanics tools-some new; lg. amount asst'd ladders; Craftsman roll around toolbox; 2-US General roll around toolboxes; floor crane; push carts; hand trucks; ATV jacks; sev. log chains; trash pumps; tile saw; battery chargers; mill stone; lg. amount of shop and farm items...too much to list!

HOUSEHOLD, ANTIQUES & COLLECTIBLES

7 ft. glass door secretary; 2-iron beds; 2-matching triple dressers; small library table; oak side by side-very nice; oak buffet; pie safe; round end bookcase; roll top desk; spinet piano; ant. living room suit; ant. buffet; conversation sofa-like new; recliners; loveseats; sofa; upholstered chairs; blanket chest; 2-sin. and 1 double bow front cabinets; 2-wash stands; small secretary; sev. pcs. hand painted furniture; sev. chest of drawers; brass $\frac{3}{4}$ bed; small cherry chest and dresser; oak table & 4 chairs; 3-ant. lamp tables; Waterfall full size bedroom suit; rockers; straight chairs; drop leaf table; coffee & end tables; misc. side tables; maple desk; quilts; Whirlpool washer and dryer; stoneware; 6-ant. trunks; churns & crocks; 2-platforms scales; sev. Kelly hobo figurines; Fenton and other glassware; Longaberger baskets; sev. asst'd file cabinets; ant. kitchen cabinet; 4 ft. tall lamps; other lamps; misc. kitchen and household items; 11-park benches; 13 round patio tables; lg. amount plastic stack chairs; patio rockers; wrought iron patio furniture; Corning ware; Belknap items-churn, displays, tools, sev. pcs.; wooden wheel child's wagon; 2-Gulf check oil sample kits; sev. ant. garden gates; iron wheels; hames & wagon tongues; galvanized tubs, sprinkling cans, buckets, etc.; sev. card table/chairs; sev. Christmas blow molds; lots Christmas décor; lg. amount small antiques & collectibles...too much to list!

~Go to

heilauction.com for pictures~

TERMS: Cash or good check.

Everything sold where is, as is.

Not responsible for accidents.

Food served by-**Shady Patch Farm**

Lisa Siewert & Leann Holloway-**Co-Executors**



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