



ABSOLUTE ESTATE AUCTION

~APPROX. 25 ACRES OFFERED IN 2 TRACTS W/NICE HOME~

~ESTATE OF PAULINE G. LEWIS~

LOCATION: 7125 E. Dry Branch Rd. Leavenworth, In. (Milltown)

SAT. JULY 16, 2022 · 9:30 a.m.

Open House Thursday, July 7 4-6 p.m.

REAL ESTATE-sells @ 12 noon

Tract 1: 10+/- Wooded acres improved with a nice frame home, an attached 24x36 garage and a 14x24 open front three bay metal sided storage building. This 1200+/-sq.ft. home has two bedrooms, 1 ½ baths, nice kitchen, dining area, living room w/gas fireplace and 2 patio doors to a wood deck, den and utility room. Other nice features include a whole house generator, wrap around porch overlooking a small stream with walking bridges, wood sidewalks and a 12x32 covered back porch with built-in storage.

Tract 2: 14.82+/-Wooded acres. This tract joins tract 1 and has 489.25 ft. of road frontage on E. Dry Branch Rd. Nice recreational land or to build your dream home! **Tracts will be offered separate the in combination.**

REAL ESTATE TERMS: 10% day of auction (non-refundable). Balance due in 30 days. Possession at closing. Buyer to pay taxes due & payable May 2023. 2% Buyer's Premium.

VEHICLE

2006 Buick Rendezvous all power, leather, 120,769 miles-good cond.

TRACTOR, TOOLS, LAWN & GARDEN

Cub Cadet Yanmar SC2400 D. compact tractor MFWD, 3 pt., CL100 loader, hyd. bucket only 10 hours! Like new!; Woods 5 ft. 3 pt. grader blade; Craftsman DGT4000 hydrostat 23 h.p. riding mower; Husqvarna YTH246 hydrostat riding mower; Toro snow blower; Scotts seeder; lg. lawn roller; tilt yard trailer; push mowers; lawn aerator; Echo gas blower; Echo weed eaters; Husqvarna backpack blower; pressure washer; Mr. Heater Ind. 125,000 btu heater-new; pellet stove; long handled tools; misc. hand and power tools; Napa ignition cabinet; step ladders; hand truck; jack stands; Char-Broil gas grill; smoker/cooker; LP tanks; fishing poles; pocket knives; camp chairs; misc. patio furniture; 2-white rockers; more..

HOUSEHOLD & COLLECTIBLES

Kenmore Elite side by side refrigerator-nice; Kenmore smooth top range; Kenmore upright freezer; Kenmore washer and dryer; old Philco refrig.; flat screen tv's; curio cabinet; kitchen table and chairs; lingerie chests; dresser w/mirror; glass top table and chairs; brass/glass coffee and end tables; microwave; metal desk; misc. glassware; small kitchen appliances; misc. kitchen and household items; Derby glasses; die cast and Nascar items; semi toy trucks; motorcycle figurines; air pistol; lots of Napa toys; ~**Go to heilauktion.com for pictures~**

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

Ronald Tackett-Per. Rep. for the Estate

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