

SOUTH TWIN LAKE HOME & PERSONAL PROPERTY AUCTION

Located at: 5950 N 175 W, Howe, IN 46746

Saturday, September 14, 2024

Personal Property auction starts at 9:30am

Real Estate sells at 12:00 noon

Real Estate

Real Estate Located at:
5950 N 175 W, Howe, IN 46746
Northeast side of South Twin Lake

Improvements: Approx. 103' of lake front, approx. 2,112 sq ft finished area home, 3 bedroom, 1¾ bath, 1-car garage, updated kitchen, electric fireplace with built in bookcase/mantel, deck, lakeside basement access, central air, pier, mature trees, Lima Township, Lakeland Public School district.

Real Estate Terms & Conditions: Buyer to pay 10% down as earnest money deposit at the conclusion of the real estate auction. The balance of the purchase price to be paid at time of closing. Keep in mind that your bidding is NOT contingent upon financing or inspections, so be certain that you have arranged for financing or inspections, if you need them, and are capable of paying the balance at closing. This property is being sold subject to owner's approval

Closing: Approx. 30 days after auction. **Possession:** Day of closing. **Taxes:** To be prorated to date of closing.

Open House Dates: August 22 & 29 from 4:00-6:00 pm, or you may call Denise Scott at 260-463-2012 or Elvie J. Frey, Sr. at 260-463-1396 to schedule a private showing.

Auction Company's Note: Lewis & Lambright, Inc., the auction company, & the auctioneers are agents of the sellers. Statements made by lead auctioneer during auction take precedent over printed matter. **Live phone bidding available for preregistered bidders on the real estate. Call Denise or Elvie for details on live phone bidding.** Check the ad on Auctionzip for more pictures of the property.



Personal Property

AUTO: 2008 BMW 328i Convertible (Hard Top) 91,000 miles, 3.0 straight 6 cylinder, manual 6-speed, hard-top convertible, car cover, both OEM keyless fobs & was stored winters, For more photos see AuctionZip.com.

LAWN & GARDEN, SHOP TOOLS & MISC.: New 29 gallon gas water heater; B & D radial arm saw; Craftsman shop vac; step ladders; DeWalt 18v circular & reciprocating saw set; Stihl string trimmer; Toro snowblower; Toro cordless string trimmer; lawn spreader; 2 hp Campbell Hausfeld air compressor; 1¼T floor jack; leaf blower; gas grill; wind chimes; hedge trimmer; picnic table; patio chairs; lawn chairs; hand tools; ext. cords; gas cans; garden hose; shovels; rakes; hoes; axe; maul; push broom; scraper; mole traps; fishing rod/reels;

FURNITURE, HOUSEHOLD GOODS, COLLECTIBLES & GLASSWARE: 6 pc. queen size bedroom set; 6 pc. full size bedroom set; 5 pc. full size bedroom set; oak dining table with extra leaves & (6) chairs; Western Heritage Teton Buffet; sofa w/dual recliners; (2) sofas; (2) La-Z-Boy recliners; (3) recliners; (2) rockers; coffee/end table set; rolltop desk; office chair; end tables; plant stands; bookcase; corner shelf; Toshiba wall-mount TV; Seth Thomas mantel clock; needlepoint chairs; (3) bar stools; floor lamps; 4-drawer file cabinet; music box; (4) pair like new size 9 cowboy boots; size 8 golf shoes; Shark vacuum; Dirt Devil hand vacuum; pots; pans; kitchen items; glassware; knife set; china sets; towels; linens; blankets; quilts; baskets; jewelry; rings;

GUNS, SPORTING GOODS, SCULPTURES & RELATED: Winchester model 94 30-30 Illinois Sesquicentennial; Winchester model 67 22 ga. single shot; Winchester model 12 16 ga semi-auto; Browning made in Belgium Light Twelve 12 ga; Remington Sportsmaster 512P 22 cal. single shot; Remington model 11-48 28 ga semi-auto; Remington model 700 22-250 w/Weaver scope; Stevens 311 double barrel 410; US M1 Carbine 30 cal. w/carved stock & bayonet; Swiss Army 7.5mm; Krag US Springfield Armory model 1898 30.40; 1800's Christian Siebert; KY 45 cal. black powder; Daisy Red Ryder BB gun; Crosman 6-shot 44/.177 CO2 powered; black powder replica handgun; F. LLIPIETTA - Italian 44 cal. black powder; Colt 38 Special revolver; Colt New Frontier 22 revolver; H & R Secret Service 22 revolver; H & R 22 revolver; H & R Victor 22 revolver; gun cases; gun holsters; various ammo; Sculpture by Jim Gilmore: Narrow Trail - Deep Canyon; lots of Southwestern-style items & décor; Navaho rugs & tapestries; various duck decoys; saddle w/stand; like new Trek 7100 bicycle; Aral Classic size 7-7½ motorcycle helmet w/headset; Bell Goldwing size 7¾ motorcycle helmet w/headset; (3) deer antler-handled hunting knives; hunting knives; golf club sets; Coleman gas iron (like new); Coleman lantern; & lots more.

Auctioneer's Note: Guns to sell at 11:30am, followed by BMW Car

Terms: Cash, Good Check or Credit Card with 5% fee added. Wire transfer for funds over \$2,500 unless approved by auction company. **Food Available.**



Garrick L. Rawlings, Owner

Auction Conducted By:

LEWIS & LAMBRIGHT, INC. #AC30200031
260-463-2013 • Website: lewisandlambright.com

ELVIE J. FREY, SR. #AU01042445
Cell 260-463-1396

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#AU01048378

