



Fri. Eve., May 31, 2019 at 6:00 P.M. EDT
WHITLEY COUNTY, IN LAND AUCTION

Held at Sullivan Auction Site, 11996 N. Goshen Rd., Huntington, IN 46750

Sat., June 1, 2019 at 9:00 A.M. EDT
PERSONAL PROPERTY AUCTION

To be held on-site, 6209 S 350W, Columbia City, Indiana 46725 (House Tract #1)

**TWO
SEPARATE
DAYS —
TWO SEPARATE
LOCATIONS!
PLEASE READ
CAREFULLY!**



**106
Acres**
SUBJECT TO SURVEY
4 Tracts

Whitley Co., IN Real Estate *sells day 1*

Friday Evening, May 31, 2019 @ 6:00 P.M. EDT

Held at Sullivan Auction Site, 11996 N. Goshen Rd., Huntington, IN 46750 (at the Jct. of State Hwys. 5 & 114)

FARMS ARE LOCATED IN SECTIONS 7 & 17, T30N-R9E, WASHINGTON TOWNSHIP, WHITLEY COUNTY, INDIANA

DIRECTIONS TO TRACTS 1, 2 & 3: From South Whitley, Indiana, at the Intersection of State Rd. 5 & 14, travel east approximately 3.3 miles to CR 350W, the turn south to the farm (watch for signs). **DIRECTIONS TO TRACT 4:** From Tract 1 (farm house), travel South 1.7 miles to CR 800S, turn left (east) and travel 7 miles to CR 275W, turn left (north to farm).

TRACT 1: 5± ACRES (SUBJECT TO SURVEY): Tract 1 consists of a farm house and outbuilding on a spacious circle lot. This 2 story farm house includes 4 bedrooms (3 upstairs 1 down), 1 bath, large rear sunroom, large family room with spacious kitchen and setting area and an unfinished basement with newer LP furnace. Outbuildings include detached 2 car garage with offset work area, pole barn building with 2 sliding doors and walk-in door. Also this tract includes and older pin frame barn with metal roof and sidings. This tract has all the offerings of country living with large lot and buildings that offer endless opportunities! **TRACT 2: 27± ACRES (SUBJECT TO SURVEY):** Tract 2 is nearly all tillable with approximately 2 acres of woods. This tract offers road frontage on St. Rd 14 and CR 350 W. The land has a gentle roll that would offer a nice potential home site with room to roam. **TRACT 3: 28± ACRES (SUBJECT TO SURVEY):** All tillable. This tract has road frontage on CR 350W and is currently all productive cropland. This tract also offers potential building site with plenty of room for growth and privacy. **TRACT 4: 46± ACRES (SUBJECT TO SURVEY):** FSA figures indicate 44.87 acres tillable. Road frontage is on CR 275 W. This tract has excellent investment quality and would be a great fit in any current operation or investment portfolio.

Personal Property *sells day 2*

Saturday, June 1, 2019 @ 9:00 A.M. EDT

To be held on-site, 6209S 350W, Columbia City, Indiana 46725 (House Tract #1)
Sale day parking shuttle will be available.

Details, Maps & Photos Online!

Vehicles • UTV • Mowers: '08 Mercury Mariner hybrid SUV, 2.3L engine, auto trans., 4WD, key-less remote, full power, light ice blue metallic exterior & stone leather interior, 121,600 miles; '08 Kubota RTV 500 4WD UTV, ROPS, dump bed, electronic fuel injection, 540 hrs., SN 11676; Dixon Ram ZTR riding lawn mower, B&S, 18 hp, 42" deck; Dodge Dakota 4wd pickup (non-running).



Early Country Primitives: Several large & small cast iron butchering kettles (some with stands); Other cast iron pcs to include: Kettles, skillets, handled pans & hooks; Large copper kettle with cast iron rattail handle; Other copper buckets & boilers (some with handles); Large & small dinner bells, majority with yolks; Selection of platform scales; Early country store counter top scales with brass works; Buzz saw blades & several 2-man saws; Lard presses; Cream cans, various sizes; Barn lanterns & gas Coleman lanterns; Early country wash benches; Steel wheelbarrow; Various pcs of vintage farm machinery used as yard art; Buck saws; Wooden wheel goat wagon; Diamond walking plow; Implement seats; Early wooden parts bins & totes; Galvanized oil & sprinkler cans; Large & small galvanized funnels; Vintage long handled tools including scythes, rakes, pitch forks, etc.; Box style hand corn sheller; Hay harpooning forks & hay knives; Steel implement wheels; Nail kegs; Other neat & unusual country primitives simply too numerous to list.

Antique Furniture & Collectibles: Very nice oak drop front secretary with glass front door, single drawer in the waist area and solid door below, applied carving, original shaped beveled mirror & as nice as you'll find anywhere!; Oak curved glass china cabinet, matching curved glass sides, claw feet & in excellent condition; Oak spindle back rocker with carved design; Antique rocker with bentwood arms; Very nice selection of stoneware to include: 20-gal. crock; 5-gal. crock; 2-gal. Western jug; sponge milk pitcher; plus many others.; 6 qt. butter churn; Approximately 10 oil lamps; Very nice clocks to include: Oak shelf clock with time, strike & alarm; mantel clock in hard case; wall mounted clock with time, strike & alarm and painted tablet; small mantel clock with cast iron feet; wall mounted weighted clock with time, strike & alarm; mantel clock (rough); modern New England clock with painted tablet of country scene; etc.; Singer sewing machine in quarter sewn oak cabinet; Few hand sewn country quilts; Cedar lined blanket chest; Wall mounted wall pockets; Antique pictures & frames; Selection of jewelry to include earrings, ladies watches, broaches, costume jewelry, mesh purse, etc.; Sterling & plated spoon collection; Wm. A. Rogers silver plated flatware set in original oak wooden box; Approximately 25 artifacts; (6) silver dollars & a few other coins; Clear & blue fruit jars; Linens & doilies; Various other antique & collectible type items.

China & Glassware: Nice set of Bavaria Germany china with accessory pcs.; Compotes; Modern tone carnival ware; Early fluted carnival bowl; Nice selection of hand painted cups & saucers; Several nice pcs of depression glass (majority pink); Covered candy dishes; Opalescent bowl; Glass baskets; Hall's jewel tea pitcher; Milk glass to include hen on the nests; small oil lamp; vase; grape pattern bowl; etc.; Clear cake pan; Cut glass pitcher; Selection of glass & china shoes; Glass & china salt & pepper shakers; Blue glassware including Shirley Temple; Set of pottery dishes with chicken pattern; Other pcs of glass & china.

Modern & Contemporary Furniture and Appliances: Sumter 2 piece oak bedroom outfit; Iron bed with ornate headboard; Very nice 4-poster spool bed; Breakfront cabinet; Large lighted china cabinet with open glass shelves & outside leaded glass doors; Cherry step back china cabinet; Round oak table with claw feet; Oval oak table with matching bentwood chairs & four leaves; Round glass top patio table with four matching chairs; Outdoor rubber coated picnic table & park bench; Painted country step back cupboard with spoon carvings in the doors & drawers; Oak china cabinet, lighted & large storage area below; Corner china cabinet with two glass doors, single drawer in the waist area and two solid doors below, this attractive cupboard has reeded corners; Narrow single glass door lighted china cabinet; Various dressers & chests of drawers; (2) fireside arm chairs; Baby cradle; Jewelry cabinet on 8" legs; Armoire; Hall mirror with half moon marble shelf; Dry sink with backsplash; Benches & occasional chairs; Maytag refrigerator with bottom freezer, color black; Frigidaire side-by-side refrigerator (rough); Older washer & dryer; Emerson microwave; LG flat screen television with matching black stand; (2) older televisions; Ethan Allen grandfather clock; Nice selection of modern end & coffee tables; Low profile pie crust marble top table, Italy; Couches, recliners, upholstered rockers, etc.; Table & floor lamps; Bedding, linens, area rugs, etc.; Seasonal decorations; Kitchenware to include: Pots & pans; cookware; glasses; small electric appliances; mixing bowls; Tupperware; flatware; serving trays; and the list goes on & on.

www.SullivanAuctioneers.com

Auctioneers Note: Mark your calendars now and make plans to attend this large 2-day estate auction. The late "Catfish" and Betty Kahn were well known and respected in the Columbia City, Indiana area. Betty rarely missed an auction—expect many surprises! 2-auction rings throughout part of the day; therefore, please come prepared with an extra bidder. The land, with its ideal location, offers unlimited possibilities. Pursuant to Betty's wishes, prior to her death, the farm will be sold in the manner she requested. Lunch available sale day. Not responsible for accidents, errors or omissions.

**CLARENCE (CATFISH)
& BETTY LOU KAHN ESTATE**
Brian Tucker & Ryan Lee - Personal Reps for Estate

AUCTION MANAGER: Zach Hiner (260) 437-2771
Sullivan Auctioneers, LLC • (844) 847-2161
www.SullivanAuctioneers.com • IN License AC31500022