



Real Estate & Personal Property Auction

Saturday, May 31, 2025

Real Estate 9:00 a.m.

Personal Property 9:30 a.m.

2 miles south of Syracuse, Ind. on St. Rd. 13 to Vawter Park Road, then 1/2 mile east at...
10525 N 800 E
Syracuse, IN 46567

Vawter Park Area
South Side of
Lake Wawasee

1.25 ACRES • LARGE 3 BEDROOM, 3 BATH HOUSE
EFFICIENCY 1 BEDROOM APARTMENT • LARGE SHOP

GENERAL INFO: This truly is a wonderful property that has 1.25 acres, lots of plantings and a great view across the road from Lake Wawasee.

The house has it all - gorgeous kitchen, huge living room with fireplace, dining room, large bedroom suite, sun room and two full baths on the first floor. The upstairs has a large landing with closets, two bedrooms and full bath. The basement has a nice rec. room and storage.

The property has a well, city sewer, central air and a high efficiency gas furnace. This house has approximately 2,412 sq. ft. It was originally built around 1923 but you won't believe it. The pool is an in-ground working pool.

There is a detached 31' x 22' 2-car garage, a 16' x 10' pool room with a bath and a 1-bedroom apartment upstairs.

The shop is 46' x 40' with furnace. 16' x 40' of that building was for motor home storage. It is 13' high with a 12' x 12' overhead.

Taxes Total: 2024 due 2025 is \$1,648.58

This is truly a great property in super condition with storage, large lot and ready for any family.

Open House
Wednesday, May 7
4:00-6:00 pm &
Saturday, May 10
10 am - Noon



REAL ESTATE TERMS & CONDITIONS

Can't make the auction in person? Call us and bid by phone!

DOWN PAYMENT: 5% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to approval by the Sellers.

EVIDENCE OF TITLE: Seller shall provide an Owner's Title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing approximately 30 days after presentation of marketable title. Approximately July 1, 2025.

POSSESSION: At closing.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

EASEMENTS: Sale of the property is subject to any and all easements of record.

AGENCY: Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

TRUCK • BOATS • JOHN DEERE TRACTOR • SHOP & CARPENTER EQUIPMENT & MORE!

2008 Chevy Silverado 1500 2WD Pickup Truck, A/C, Small Amount of Rust on Wheel Well, 102k Miles; Nice Sylvan Expedition 18' Outboard with Evinrude 115 Motor and with Mariner Approximate 99 Outboard for Fishing Mounted on 1996 Rinker Single Axle Trailer, Has Lowrance Fish Finder Hybrid Dual Chart and Fish Finder and Chart Plotter, Less Than 200 Hours In The Water; Super Nice 13' Sea Nymph V-Bottom 3-Seater Aluminum Fishing Boat with Nice Yamaha 15 Outboard and Single Axle Trailer by Gator; John Deere X324 Riding Lawn Tractor 4-Wheel Steer, 380 Hours with Power Leaf Collector, 48" Cut, One Owner; Like New Troy-Bilt Storm 2620 Self-Starting Gas-Powered Snowblower; Ridgid Contractors Late Model 10" Table Saw; Grizzly Floor Model 6" Belt Sander and 9" Face Sander; Delta Table Model 12" Planer; Other Varied Contractor Craftsman Table Saws; Delta 12" Band Saw Aluminum Port-O Table; Sprunger 6" Jointer - Floor Model; Nice Late Model Oscillating Spindle Sander; Dust Collector; Pancake Air Compressor; Other Contractor Air Compressors;



Numerous and Various Hand Routers; Very Nice Router Table with Router; Router Bits; Nice 11' Aluminum Siding Brake; Radial Arm Saw; Ace 14" 16 Speed Floor Model Drill Press; 20' Fiberglass Extension Ladder; 8' Werner Step Ladder; 6' and 5' Werner Fiberglass Step Ladders - All Ladders Like New; Toolbox with Varied Hand Tools

- Wrenches, Sockets, Etc.; Rolling Parts Cleaning Cabinet; (3) Little Giant System Adjustable Ladders; Black Max 6250 Portable Whole House Generator On Cart; Pair of 7.5' Weather Guard Aluminum Diamond Plate Pickup Truck Toolboxes; Gas Bullet Heater; Poulan Gas-Powered Chain Saw; Electric Chain Saw; Honda 5.5 2450 Psi Gas-Powered High Pressure Sprayer; 10x20 Premium Canopy; Every Imaginable Type Hand Tools - Drills, Saws, Sawzalls, Maul, Electric Meat Saw, Worm Gear Saw; Metal Shop Vac 6.5 hp; Pipe Clamps; **Tools Everywhere - Mr Searfoss was in construction over 50 years;** (6) New 2x12x8; Misc. Lumber; Lots of Hardware; Electric and Battery Operated Tools; Like New Stihl Battery Operated Hedge Trimmer Model HSA50; PEX Tools;

GUNS • APPLIANCES • HOUSEHOLD • FURNITURE • COLLECTIBLES • MISC.

Large Burgundy 3-Cushion Paisley Sofa and Matching Overstuffed Chair and Ottoman; La-Z-Boy Blue Leather Recliner; Varied End Tables; Coffee Tables; Lamps; Extremely Nice Slate-Topped Nautical Ship Engraved Top Side Table; Numerous and Various Framed and Matted Pictures; Flat Screen TV; Matching Pair of Tan Pretzel Rattan Chairs with Beige Cushions and Matching Ottoman; Gold Gym Model 290C Cycle Trainer Stationary Bike; Lifecore Fitness Rowing Machine; Leather Studded Cane Back Rolling Desk Chair; Misc. Linens; Commercial Necchi Sewing Machine; Approximate 22 Cu. Ft. Upright White Textured Freezer; Late Model Perfect Air Dehumidifier; Depression Era Slant Front Walnut Secretary Desk with Pediment Back Spindle; Small Rolling 1910 Plank-Bottom Secretary Chair; Press Back Cane-Bottom Oak Arm Rocker; Large Wooden Blanket Chest - Cedar Lined; Very Attractive Victorian Marble Top Chocolate Marbled Mirrored Commode; Carmel and Blue Slag Table Lamp; Very Nice Queen Size Bed Metal Back; Forest Green La-Z-Boy Reclining Lounger; 1940s Sewing Cabinet; Cool IXL Porcelain Top Kitchen Cabinet;



Oak Straight Front Cupboard with Leaded Windows; Nice Blue Pepsi-Cola Tote; New York Central System and Boss Railroad Lantern; Brass Hanging Maritime Kerosene Lantern; (4) Tackle Boxes with Varied Lures; Varied Reels; Other Fishing Items; Varied Fishing Poles; Rods; (2) Aluminum Down Riggers; Ice Auger; Green Coleman Lanterns; Ranger 12 Ga. Double Barrel Shotgun; Diamond Arms 16 Ga. Single Shot Shotgun; Beretta Model 948 .22 Cal. LR Semi-Auto Pistol; Like New 2 Qt. Mirro Pressure Canner; Mr Steak LP Gas Rolling Late Model Grill; Turkey Kettle with LP Gas Unit; (3) Heat and Cold Plug-in Coolers; Varied Patio Furniture - Chairs, Lounges, Etc.; Varied Lawn and Garden Tools; Large Garden Fountain; Varied Statuary Water Birds; Numerous and Various Sized Longaberger Baskets; Large Set of Pfaltzgraff Heritage Pattern - Christmas dishes; Various Depression Glass Pitchers; 13" Lladro Pharmacist Figurine; Fenton Bells and Other Glassware; Fair amount of vintage Corningware; MUCH MORE!

John P. & Gail Searfoss, deceased
Tina M. Kocher, Personal Representative

PERSONAL PROPERTY TERMS: Cash or Check w/proper ID. Credit Card w/Convenience Fee
Any Announcements Made Day of Sale Take Precedence Over Printed Matter



HAHN

hahnrealtyandauction.com

AC39800021

Phil Hahn - (574) 535-3783
IN Lic. #AU01012967

Jason Hahn
(574) 536-7682



Brian Wuthrich
(574) 268-4940 - Milford, IN

Office (574) 773-8445 • Nappanee, IN