

# Leathers AUCTION

## Saturday, June 21, 2025

5 miles west of LaPaz, Ind. on US 6 to Sycamore Rd., then south 4½ miles to Tyner, Ind. OR 4 miles east of Walkerton, Ind. on US 6 to Sycamore Rd., then south at:  
**4491 Sycamore Road, Walkerton, Ind. 46574**

**Real Estate • 9:00 am**  
**Personal Property • 9:30 am**

### 11.64 ACRES - MOSTLY WOODED WITH BUILDINGS

**JOHN GLENN SCHOOLS**  
**CLOSE TO WALKERTON, LAPAZ & PLYMOUTH**



**OPEN HOUSE WEDNESDAY, JUNE 4TH**  
**4:00-6:00 PM or by Appointment**

**General Information:** This is a super, approx. 1,432 sq. ft. ranch house with a 24' x 28' attached garage and a full basement. The house has 2 bedrooms, kitchen, living room w/fireplace, dining area, family room area, 1½ baths and enclosed front porch. There is a Generac whole property generator with the LP gas tank, FA furnace with central air and 200 amp electric. This house is very well kept and is in very good condition throughout with a brick exterior and some fenced-in yard. The garage/shop is 30' x 36' with a

24' x 36' addition. There are 3 overhead doors, wood heat and are nearly maintenance-free. There is also an approx. 36' x 40' detached outbuilding and another garage. The property is nearly all wooded, lots of deer and turkey, and an approx. 1½ acre pond.

**Inspect, arrange financing and if you want country living, buy this property!**

**TAXES:** \$3,072.56 - 2024 due 2025.

#### — REAL ESTATE TERMS & CONDITIONS —

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

**DOWN PAYMENT:** 10% 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.

**POSSESSION:** At closing.

**NO BUYER'S PREMIUM ON REAL ESTATE**

**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.

**CLOSING:** The balance of the purchase price is due at closing approximately 30 days after presentation of marketable title. Approximately July 21, 2025.

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

**DEED:** Sellers shall provide Warranty Deed(s).

**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.

### GATOR • TRACTORS • SHOP • LAWN & GARDEN EQUIPMENT • GUNS • AMMO

Nice John Deere Gator 4x2 ATV w/Manual Lift, 822 Hrs.; (2) Oliver Model 55 Tractors, Ran Last Year, Gas Has Power Steering, So Does the Diesel, Original State and Condition, Good Restorable Tractors; Case SC or DC Wide Front Tractor; 3 pt. Hydraulic, Heavy Duty Log Splitter with Winch Lift; Oliver Manual Trip Loader for the 55 Tractors; Like New Greenworks Pro 60v Ultra Power Battery-Operated Mower; Husqvarna Model YTH21K46 Hydrostatic Riding Lawn Tractor, 46" Deck; Acetylene Torch Set with Large Wheels, Cart, Both Tanks, Gauges; Nice Miller-Matic 35 Wire Welder with Tank; Heavy Duty Floor Model Variable Speed Drill Press; Lighter Duty Drill Press; Nice Old Florence 77 Hot Blast Pot Belly Stove; Laundry Stove; Troy-Bilt 2550 psi Gas-Powered High Pressure Washer; Large Amount of Varied C-Clamps; Heavy Duty Bench Grinder Mounted on a 5' Heavy Iron Welding Bench; Older Lincoln Idealarc 250 Welder; Newer Kobalt 42" Workbench with Drawers, Back, and Electric; Single Tub Aluminum Wash Tub; Troy-Bilt 12" Flower Bed Gas-Powered Front Tine Rototiller; Hydraulic 30-Ton Adjustable Press; Like New Predator 4375 3500 Watt Generator; Echo 440 EV Chain Saw; Shindaiwa EC 350 Masonary Saw; Master 150 btu Bullet Heater; Heavy Duty Floor Model Horizontal Band Saw, Variable Speeds; Air Hydraulic Bumper Jack; Battery Charger; Heavy Duty Manual Coats Tire Changer; Bubble Tire Balancer; All Types of Electrical Hand Tools, Grinders, Large Grills, Etc.; Large Boxes of Misc. Hardware; Cast, Freestanding Wood Burning Furnace; Wood Burning



Stove with Fan; Numerous Misc. Toolboxes, Some Stackable, by Redline and Others; Varied Hand Tools; Hydraulic Floor Jack; Stanley 500 Amp Starter Pack; 150 Gal. Gas Tank with Electric Pump on Skids; Gas Powered Fish Line Trimmer; (2) 60 Gal. Propane Tanks That Are Full; Large Amount of Varied Chain, Binders, Ratchet Binders; Heavy Steel Counter-Balance Weight, Fits in Payloader; Misc. Piles of Scrap Including Two Old Radiators; Steel Cutter Bar; Old Stationary Buzz Saw; (2) Older Backhoe Buckets; Heavy Built 12' Bed Truck Frame Dual Wheeled Trailer; 8' 3 pt. Spring Tooth Harrow; Wheelbarrows; Gas Powered Echo Telescoping Chain Saw; Pull Type Lawn and Garden Seeder; Plastic Tubs with Lids; LP Tanks; Planters; Steel and Poly Work Horses; Central Pneumatic Portable 2 hp 150 psi Late Model Air Compressor; Numerous Other Acetylene Torch Tanks To Be Sold Separate, Tanks Only; Hydraulic Cherry Picker; Pullsar 98 cc Home Generator 2200 Watt, Used Once; T-Posts; Post Pounders; Pull-Type Lawn Wheel Rake; (2) Nice Werner 10' Fiberglass Step Ladders; Very Nice Fiberglass 24' Extension Ladders; Other Misc. Ladders; Lawn Carts; Enormous Amount of Misc. Hardware, Auto Pieces, Anything Found in an Old Shop from the '40s; Large Amount of Misc. Mechanic Books from '40s and '50s; (2) Sears Metal Detector In Case; Old Hobart 30 lb. Capacity 16" Face Hanging Scales; 4' Tall Poly Lawn and Garden Hand Tool Bin; Numerous and Various Lawn & Garden Hand Tools;

### LARGE SCHOOL BELL • GUNS • AMMO • CANNON • FISH BAITS • SAFE

Old 36" School/Church Bell with 32" Hand Wheel, Mounted on Frame; Very nice Ithaca Model 500 12 ga. 3" over/under 1 Trigger Shotgun; Ithaca Model 37T 12 Gauge Pump Featherlight Shotgun with Vent Rib; Very Nice Marlin Patent 1897 Hammer Pump 12 Gauge Shotgun; Very Nice Remington Gamemaster Model 750 35 Rem Pump Rifle with Scope; Newer H&R 12 Gauge Slug Pump Shotgun, Synthetic Stock; H&R Parker Type .410 Gauge Single Shot Shotgun; Gamo Varmint 1250 Pellet Gun with Scope; Iver Johnson 32 Cal. Antique Revolver; Colt Automatic 25 Cal. Pistol; Bursa Thunder 380 cc Pistol Shot One Mag; Winchester Model 06 .22 Cal. Pump Rifle; Mossberg Model 64 Bolt-Action .22 Cal. Rifle with Scope; JC Higgins .22 Cal. Semi-Auto Rifle; Very Old Premier .22 Cal. Bolt-Action Rifle; Crossbow; Very Nice 15" Cannon, Fires Black Powder on Cason, Replica; Approx. 50 Boxes Varied Ammo - 12 Ga., .22 Cal. and Others; Nice Cannon Push Button Combination 30" Wide Gun Safe; V-Bottom Approx. 12' Aluminum Fishing Boat; Ice Pal Fishing Box for Ice Fishing; Old Tackle Box with Lots of Old Wooden Baits



### APPLIANCES • ANTIQUES • FURNITURE • HOUSEHOLD • COLLECTIBLES



2-Door White Textured Refrigerator; Nice White Textured Approx. 20 Cu. Ft. Chest-Type Freezer; Nice Whirlpool Top Load 2-In-1 White Automatic Washer; Whirlpool Gas Dryer; Galanz Approx. 6 Cu. Ft. Apartment Refrigerator; Charbroil LP Gas Grill with Side Burner; Nice Stainless Toshiba Under-Counter Microwave; Like New Volcano Collapsible Grill for Survival; Kerosene Heater; Eden Pure Heater; Air Purifier; Varied Small Electrical Appliances; Varied Old Bowls; New In Box All American Pressure Canner; 4-Drawer Oak Dresser, No Mirror; Brown Reclining Electric Lift Chair; Other Reclining Chairs, One with Remote; 60" Flatscreen Samsung TV; 32" Phillips Flat Screen TV with Remote; Kerosene Lights; Old Antique Commode w/Marble Top and Double Oil Lamp Scones; Old 1920s Floor Lamp and Other Varied Floor and Table Lamps; Artsey 3-Drawer Painted Chest of Drawers; Electric Free Standing Fireplace; Square Oak 4-Legged Solid Table with 6 Leaves; 1910 Oak 62" Sideboard with Metal Tear Drop Poles; Very Nice 1920s Wooden Arm Chair with Earth Tone

Covering; Raised Panel One-Piece Newer Solid Oak Pantry Cabinet; Super Nice Duncan Phyfe Pediment Wood Claw-Fronted Secretary Bookcase; Numerous Whatnots, Collectibles, Etc.; Varied Depression Wall Tables, Magazine Racks, Etc.; Nice Full Size Bed with Box Springs and Mattress - No Headboard; Round Marble Top Walnut Fern Stand; Nice Oak 3-Drawer Commode with Splash Back; 1940s 2-Drawer Cabinet; Beautiful Antique Oak 4-Drawer Chest of Drawers with Fancy Top Back and Double Glove Boxes; (2) Wicker Patio Arm Chairs; Wicker Table and Two Chairs for Patio; Large Home Office Desk; Nice 8x11 Area Rug - Not Persian But That Style; Other Rugs; Misc. Kitchen Utensils; Old Falk Tobacco Tin; Handlan Virginia Rail Road Lantern; 5 Gal. Jug; Coal Buckets; Old Metal Pail; Old Aluminum Coca-Cola Chest - Original; #2 Meal Grinder, 6" Wheel; Varied Cast Iron Skillets; Crock Bowls; Misc. Cocks; Old Wall Mirrors; Pictures; Other Varied Household Primitives; Nice Painting by Linda Bennet; (2) Stainless Type Metro 3' 4-Shelf Racks; Blow-Up Mattress and Sleeping Bag; (4) Orange Blossom Casserole Dishes with Lids; Portable Electric Heaters; Varied Cupboards and Cabinets In The Garage; 2-Door Vinyl Pantry Cabinet; Varied Tupperware; Christmas Dishes; Fall Dishes; Large Amount of Varied Christmas and Fall Décor

**The Former Property of**  
**Smokey Drake, deceased**  
**David & Sharon Leathers,**  
**Owners**



## HAHN

[hahnrealtyandauction.com](http://hahnrealtyandauction.com)

AC39800021

Phil Hahn • (574) 535-3783

IN Lic. #AU01012967

Jason Hahn

(574) 536-7682

Office (574) 773-8445 • Nappanee, IN



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

**NOTE:** There are a lot of items. We will run 2 rings, bring help. Tractors, Gator and Mower sell around noon.

#### PERSONAL PROPERTY TERMS:

Cash or Check with proper ID  
Credit Card with Convenience Fee  
Any Announcements Made Day of Sale  
Take Precedence Over Printed Matter  
**5% BUYER'S PREMIUM**