

PUBLIC AUCTION

Thursday, October 23, 2025

Personal Property • 3:00 p.m.

Real Estate • 6:00 p.m.

Approximately 1 mile west of
downtown Warsaw, Ind. on
W. Lake St. to Leiter Drive,
then south at

**1905 Leiter Drive
Warsaw, IN 46580**

REAL ESTATE

COMMERCIAL GARAGE PROPERTY ON APPROX. 1/2 ACRE | 4,000 SQ. FT. | 6 BAYS

OPEN HOUSE

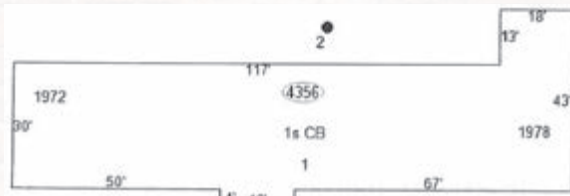
Tuesday, October 7, 2025

4:00 to 6:00 pm

GENERAL INFO: This is a unique property and building. It is approximately 30' wide x 135' long with concrete all around, front and back. It was originally a car wash and now it is all enclosed with some heat, overhead doors on front, restrooms and office.

This building could have a lot of uses especially with its zoning. Inspect, arrange financing and be the buyer, end user or investor. This is a great opportunity!

TAXES: \$3,037.26 per year.



— REAL ESTATE TERMS and CONDITIONS —

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.

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 November 21, 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.

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.

— NO BUYER'S PREMIUM —

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

3:00 P.M.

PERSONAL PROPERTY

3:00 P.M.



TRACTOR • FORKLIFT • TRUCKS • VANS • TRAILERS HOIST • SHOP TOOLS • MUCH MORE!

Excellent Nortrac Model 40XT Front Wheel Assist Tractor, Serial Number FTT-B24AOPCN001460, 398 Hours with Koyker Model 195 Hydraulic Loader with 6' Materials Bucket, Excellent 14.9x24 Rear Rubber, Dual Hydraulic with ROPS, Extremely Clean; Category 2 Quick Attach for Tractor; Very Nice King Kutter Like New 6' 3 pt. Tractor-Driven Finish Mower; 6' 3 pt. Rotary Brush Chopper with Tail Wheel; Hyster Gas Hard Rubber Tired 3-Stage Mast Forklift with Side Shift, 3613 Hours, Rides and Drives Nice, 5000 pound; (5) Pallet Jacks; Varied Cartage Carts; (3) Extra Gas Forklift Aluminum Tanks; Atlas approx. 7,000 lb. Freestanding Vehicle Hoist; 2008 Ford Super Duty F350 XI V8 Powerstroke Diesel, Extra Cab and Full 8' Bed, Very Clean for Age, 140k Miles; 1995 Ford Aero-Max 19000 Single Axle Day Cab Semi Truck; '81 Fruehauf and One an '83 Budd; 2004 Sprinter Van with 3 Bench Seats and Cargo Area In The Back 120k Miles, Dodge; Very Nice 2018 Patriot 16' Overall 12' Box, Tandem Axle, Car Trailer with Cargo Doors; Nice 10' x 6.5' Tilt Bed Single Axle Trailer 20" Sides, No Title, Homemade; Sun Cruiser 24' Pontoon with 50 hp Evinrude Outboard, Partial Canopy, Nice Unit; Heavy Bowling Alley Board Table With 2 6" Swivel Vises; Dyna Glo 150btu LP Bullet Heater; Hydraulic Jacks; Porter Cable Upright Air Compressor, approx. 6 hp; Jack Stands; Power House 7000 Portable Generator; 6' Fiberglass Step Ladder; Varied Racking; Husky Supreme SLT 5400h Hydrostatic Riding Lawn Tractor 54" Cut, New Battery; Varied Patio Loungers and Chairs; Varied Fish Tanks; Plastic Approximate 42" x 18" Tall Cabinet with Victorian Buildings and Winter Scene; 17" Portable Table Top LP Gas Griddle; LP Gas Pizza Oven; 6' All Oak Old Church Pew; 30" x 24" x 20" Deep Combination Safe; Rolling Transmission Cart; Knaack Job Site Toolbox; (15) Varied Coolers; 6' Freestanding Santa Claus; 5' Ornamental Rooster; (3) Outboard Motors - Johnsons, In Storage and Not Able To Be Seen; Numerous and Various Power and Battery-Operated Weed Trimmers; Lawn Mowers; Gas-Powered Lawn Mowers; Varied Lawn Rakes; Shovels; 1970s Portable Bar with 6 Bar Stools; 10' Extremely Nice Ornamental Windmill; and Other Misc. Items.

The Former Property of Dave Cesaretti, deceased | Holly Cesaretti, Owner

PERSONAL PROPERTY TERMS:

Cash or Check w/proper ID.
Credit Card w/Convenience Fee

NO BUYER'S PREMIUM

Any Announcements Made
Day of Sale Take Precedence
Over Printed Matter



HAHN

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