

Hapner

Real Estate & Personal Property

AUCTION

Located 1 mile west of St. Rd. 13 on 1000 N (Wawasee Middle School) to Syracuse-Webster Rd., then south to 9672 N. Syracuse-Webster Rd., Syracuse, IN 46567

Tuesday, April 21, 2026 • 3:00 PM Personal Property 6:00 PM Real Estate

HOUSE • LARGE DETACHED GARAGE • BANK BARN • 10 ACRES

The property is partially wooded with area you could also build a pond.

It includes a 1762 sq. ft. 2-story house, concrete driveway, nice 1800 sq. ft. detached garage 26x54 with 17x24 attachment and includes two overhead doors (16 ft. with opener and 8 ft. manual). There is also an older 20x35 bank barn.

The house has a large wrap-around porch, 15x19 kitchen with stove and refrigerator, living room is 13x28 with fireplace with wood-burning insert, 8x11 room, full bath on main level. Second floor has a large full bath, 2 bedrooms (11x15 and 10x13) and 9x13 laundry room. There's a dry basement with newer hot water heater, GFA furnace and 200 amp electric. House appears structurally sound and has a roof that is in good condition. It also has a newer 4" well. Garage has concrete floors with floor drain and plumbing for a small apartment.



Open House
Tuesday, April 7
4:00-6:00pm
or by appt.



REAL ESTATE TERMS & CONDITIONS

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.

DEED: Sellers shall provide Warranty Deed(s).

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

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 45 days after presentation of marketable title. Approximately June 1, 2026.

POSSESSION: Closing.

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

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

2% BUYER'S PREMIUM

PERSONAL PROPERTY

Large Wooden Extension Ladder
Misc. Tools
Cast Iron Skillets
Records
Misc. Pots And Pans
Electrical Kitchen Items
Books
Picture Frames
2 Window Air Conditioners
Overstuffed Brown Couch and Love Seat with Ottoman

La-Z-Boy Rocker Recliner
Overstuffed Chair
Oak 5' Curio Cabinet
6' Tall Double-Doored China Hutch
Misc. Glassware
Stemware
Small Wood Grain Dining Table and 4 Chairs

Misc. Vacuums
Large Dresser with Mirror
Night Stands
Full Size Bed with Head Board, Chest of Drawers and Night Stand

Washer & Dryer Included with House
Misc. Sheets and Bedding
Oreck, Multiple Shark and Eureka Vacuum Brands

Terms: Cash or Check with proper ID. Credit Card with Convenience Fee

Any Announcements Made Day of Sale Take Precedence Over Printed Matter



Dennis L. Hapner, Owner

HAHN

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