

Morris PUBLIC AUCTION

Saturday, August 29th, 2026

Real Estate • 8:45 am EDT
Personal Property • 9:30 am EDT

4 miles east of Walkerton, Ind.
on US 6 or 5 miles west of LaPaz,
Ind. on US 6 to Sycamore Rd.,
then ½ mile south at
2800 Sycamore Rd.
Walkerton, IN 46574

John Glenn Schools
4 miles from Walkerton
5 miles from LaPaz
10 miles from Plymouth

25 ACRE COUNTRY PROPERTY OFFERED IN 3 PARCELS

APPROXIMATELY 75% TILLABLE – FRONTAGE ON SYCAMORE ROAD AND 2B ROAD

Parcel 1 - 10 Acres with a very nice 1,568 sq. ft. ranch house that was built in 1998, large shop and a carport. The house has an attached 2-car garage, 3 bedrooms, kitchen, dining room, living room and 2 full baths. The full basement is unfinished. The house is very well kept and the sq. ft. is approx. 1,600 sq. ft. The pole barn/shop is approx. 60' x 30'.



Parcels 2 & 3 are each 7½ acre tracts of land and nearly all tillable. Parcel 2 has frontage on Sycamore only and Parcel 3 has frontage on 2B Road and Sycamore.

Taxes - \$1,369.24 on all parcels.

Open House: Wednesday, August 12 • 4:00 TO 6:00 PM OR BY APPT.

— REAL ESTATE TERMS & CONDITIONS —

PROCEDURE: The property will be offered in individual parcels. There will be open bidding on all tracts during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

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.

A 1% BUYER'S PREMIUM WILL BE EFFECT.

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: Sellers shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing approximately 45 days after presentation of marketable title. Approximately September 1, 2026.

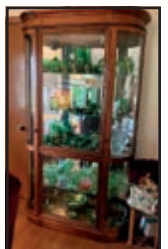
ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

AUCTIONEER NOTE: Your bidding is not conditional upon financing, so be sure you have arranged financing if needed. For more information on financing or inspection, contact Hahn Auctioneers, Inc.

BACKHOE • TRACTOR • KUBOTA RTV • MILL • LATHE • SHOP EQUIPMENT • MOWER • LAWN & GARDEN HOUSEHOLD • COLLECTIBLES • ANTIQUES • GUNS • LUMBER & MORE

1967 Case 580B with 24" Backhoe Bucket, Excellent Rubber, 2000 Hours Since Overhaul, Real Nice Older Machine, 7' Materials Bucket; 2022 Kubota Model Lx3310, Front Wheel Assist, Cab, Diesel Tractor, 300 Hours,



LA 535 Loader and 5' Materials Bucket, Tires Still Look New; Woods Model PRD 7200 6' Finish Mower Mulching; 7' 3 pt. Grader Blade; Nice Kubota RTV 500 EFI Gas 4x4 Utility Vehicle, 600 Hours; Very Nice Toro Time Cutter, Zero-Turn, Lawn Mower, 50" Cut, MyRIDE Floating Seat, Less than 200 Hours, 23hp Kawasaki Engine with Kawasaki FR69 23 hp Gas Engine; Trailer Type Gas Powered Log Splitter with 26" Throat; Tandem Axle 16' Tow Master Utility Trailer with 14" Sides and Ramps; 16' Large Hog Shelter with One End Panel; WAC 3 pt. PTO 600 Pound Fertilizer Spreader; 52" Water Fill Pull Type Lawn Roller; Set of 8' Aluminum Ramps and Others; Fiberglass 8' Step Ladder; Hobart Handler 125 Wire Welder on Mobile Cart with Auto Helmet; Bridgeport Milling Machine, It Works, 2hp with Digital Read Out, 3 Phase; Hende Engine Lathe 60" Bed 14" 3 Phase; Chains and Binders; Hobart Stick Mate LX 235 Amp Stick Welder AC/DC; 32" Square Welding Table with Heavy Duty Vise; 55 Gallon Portable Fuel Tank with Hand Pump; Stihl 440 Magnum 24" Chain Saw; Stihl 16" Chain Saw; 7000 Continuous, 8500 Surge Portable Generator, Electric Start By Predator; Older Evinrude 10hp Remote Tank Outboard Motor; Milk Cans; Chicago Electric Plasma Cutter on Little Cart; Military Fuel Cans; Pile 5' Tall x 10' Long x 4' Wide of Slatted Building Dried Walnut Lumber 4 Years in the Building; Misc. Cherry Lumber Portable Air Compressor; Sausage Stuffer; Floor Model Variable Speed Drill Press; DeWalt 14" Planer; Double Wheeled Emry; 9" & 6" Belt Floor Model Sander; Real Heavy 6" Older Prentiss Vise; Scroll Saw; All Kinds of Varied Hand Tools; Heavy Duty Metal Band Saw; North American Tool 30-Ton Hydraulic Arbor Press; **Shop Tools:** Reamers, Wrenches, Drills, Anything In A Shop; Small Pile of Dried Ash Lumber; 2" Cherry Planks; Buzz Saw Blades; Lanterns; Varied Toolboxes Full of Tools; Two Aluminum 24" Extension Ladders; DR 6hp Fish Line Walk-Behind Trimmer; Porch Swing; Metal Pure Milk Signs; Aluminum Diamond Plate Truck Toolbox; (4) Old License Plate 27 and 41; Live Trap; Hand Crank Corn Sheller; Crosscut Saws; Varied Other Primitives; Misc. Lawn and Garden Tools; Egg Pail; Childs Wagon; Sled; Like New DeWalt Compound Miter Saw on DeWalt Stand; DeWalt Portable Table Saw 10"; Nice Rikon 14" Floor Model Band Saw; Dust Collectors; Porter Cable Router in Cabinet; Varied Wood Clamps Up To 4'; Performax 10-20 Plus Sander; Multiple Wood Working Electric Hand Tools; Rockwell Wood Lathe 4' with Tooling; Shop Full of Wood Working Smalls; 42x48" Bowling Alley Work Bench with Vise; Mr Heater LP Gas Including Tank Heater; Varied Battery Chargers; Old Vintage Wooden Pulleys; Green Works Battery Operated Electric Wheelbarrow; Greenworks Extendable Chain Saw Trimmer; 16" Bar Chain Saw; Fish Line Trimmer; Small Cast Iron Family Room or Wood Burning Potbelly Stove; Old Vintage Coca-Cola Hand Carrying Cooler & Others;

GUNS

Springfield 30-06; Remington mod. 788 in .243 cal.; Henry lever-action .22 mag; Winchester mod. 190 in .22 LR; Ruger 10-22; Browning Gold 12 ga. semi-auto; Winchester mod. 1200 12 ga.; Triumph 12 ga. SxS; Diamond Arms SxS 12 ga.; Smith & Wesson M&P Bodyguard .380 cal. semi-auto; Dan Wesson 8" .22 cal. revolver; Astra Cub .22 short, semi-auto; Rohn .22 cal. revolver; H&R .32 cal. Young American revolver; Misc. ammo; Hunting items; Powder Horn; Varied Animal Mounts - Mule Deer, Kudu, Gemsbok and Impala.

ANTIQUES, HOUSEHOLD & MORE

Old Edison Cylinder Machine With Approximate 200 Varied Cylinders That Work; Vintage Old 18"x24"x24" Home Safe; Beautiful 4' Curve Glass 7' Tall Lighted Curio Cabinet; 35 Pieces Of Green Caurices Ware; Cut Glass; Green and Pink Depression Glass; Silver Plate; Pediment Grandmothers Clock; Nice Maple Applied Leaf Armed Vintage Love Seat; Corner Entertainment Center; 56" Tall Very Nice Vintage Alaska 2 Door Ice Box; 46" Samsung Flat Screen TV; White Under-Counter Microwave; 7-Gun Solid Wood Gun Cabinet with Drawer; 53 Pieces of British Horse Brass; Varied Spurs & Hames; Golf Clubs and Bags and Other Clubs Including Wood Shaft; Early 9x13" Heavy Strong Box; EdenPURE Heater; Audio Tape Machine by Pioneer CD and Other; 1960s Panasonic Table Top AM/FM Stereo Record Player; Home Personal Use Hair Dryer; John Deere and Allis-Chalmers 16th Scale Tractors; Vintage Arm Rocker; Cane-Bottom Sewing Rocker; Mandolin; Wheel Chair; Varied 33 1/3 Album, Classical; Oak Vintage 2-Door Wardrobe with Drawers Below; 6-Drawer Maple Chest on Chest Drawers; Image Treadmill; Weight Machine with Weights; Westlo Elliptical; Other Varied Exercise Machines; Varied Crocks; Varied Lamps; Structo Beer Drewrys Semi Truck and Trailer; Aunt Jemima Cookie Jar; Old Blue Topped Butter Churn; Borden's and Other Including Cream Top; Milk Bottles; Graniteware; Tins; Varied Collectible Items; Unusual Uhl 3 Gallon Stoneware Pail;

NOTE: There are some really great items here! Don't miss this auction. The bigger items sell around noonish.

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

Eugene A. & Virginia M. Morris, Owners



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