

Approx. 53 Acres Bare Tillable Farmland

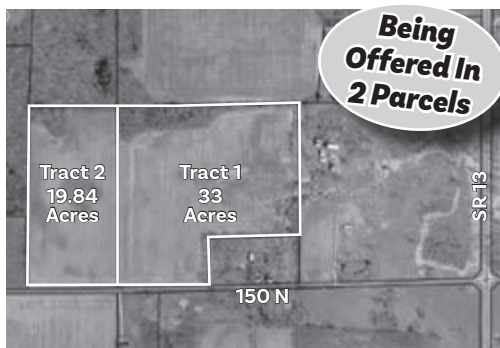
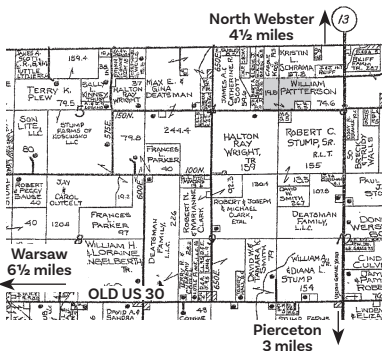
REAL ESTATE AUCTION

PROPERTY LOCATION: South of downtown North Webster, IN on SR 13 approx. 5 miles to 150 N, then west approx. ¾ mile (Watch for signs).

AUCTION LOCATION: 1 block north of the center of town stoplight at the North Webster Community Building.

Monday, March 5, 2018 at 6:00 p.m.

53 ACRES OF HIGHLY TILLABLE MOSTLY BARE LAND



Tract #1: 33 acres, mostly tillable **Tract #2:** Approx. 20 acres, mostly tillable

Bare Land: This 53 acres is mostly tillable with approx. ¼ mile of frontage on CR 150 N. The soil is made up of nearly equal soils, 50% Whitaker Loam and 50% Kosciusko Sandy Loam. Both of these soils produce excellent crops, corn, soybeans and wheat with a reasonable amount of moisture.

Taxes: Tract #1, approx. \$929.08
Tract #2, approx. \$558.24

Sellers pay all 2017 Real Estate taxes due in 2018 and buyer pays other.

— TERMS & 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.

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

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.

PROCEDURE: The property will be offered in 2 tracts. 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, subject to confirmation of the sellers.

The Former Property of William E. Patterson, deceased



HAHN

HahnAuctioneers.com

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

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

Office (574) 773-8445
Nappanee, IN
AC39800021

Jason Hahn
(574) 536-7682

Clint Cripe
(574) 354-8006

