

# Reuter Land Auction

PROPERTY LOCATION: 1 mile north of Milford, Ind. on St. Rd. 15 to  
**13781 N St. Rd. 15, Milford, IN 46542**

— Auction Location —

POLK AUCTION FACILITY at the northwest corner of US 6 and St. Rd. 15  
72435 St. Rd. 15 • New Paris, IN 46553

# 158 Acres

## Monday, February 22<sup>nd</sup>, 2021

### Starting at 6:00 p.m.

## KOSCIUSKO COUNTY VAN BUREN TOWNSHIP

*Open House*  
Tuesday  
**February 9**  
4:00 - 6:00 pm

## TO BE OFFERED IN 3 TRACTS



# HAHN

**HahnAuctioneers.com**

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## Reuter Farm Trust



### **TRACT 1 - 7 ACRES WITH HOUSE, BUILDINGS & BINS**

This brick 2-story house has 4 bedrooms, 1½ baths, 2600 sq. ft., stove, refrigerator, dishwasher included. The property also includes 5 out-buildings and 3 grain bins.



### **TRACT 2 - 149+/- ACRES BARE LAND**

All tillable with road frontage on St. Rd. 15, 50 W and 1400 N. No irrigation included but has 8" underground pipe.

### **TRACT 3 - 1.75 ACRES**

Located on North St. in Milford Junction. Could be a building site.

**TAXES: \$3,439 on entire farm.**

**OPEN HOUSE  
TUESDAY, FEBRUARY 9 • 4-6 PM**

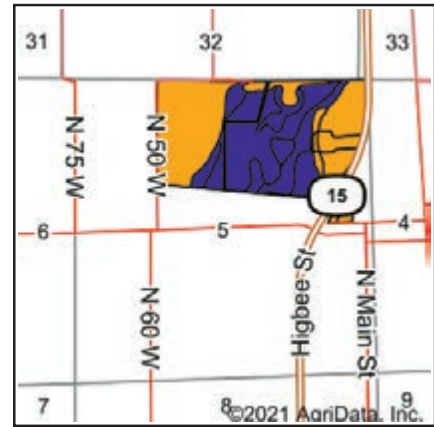
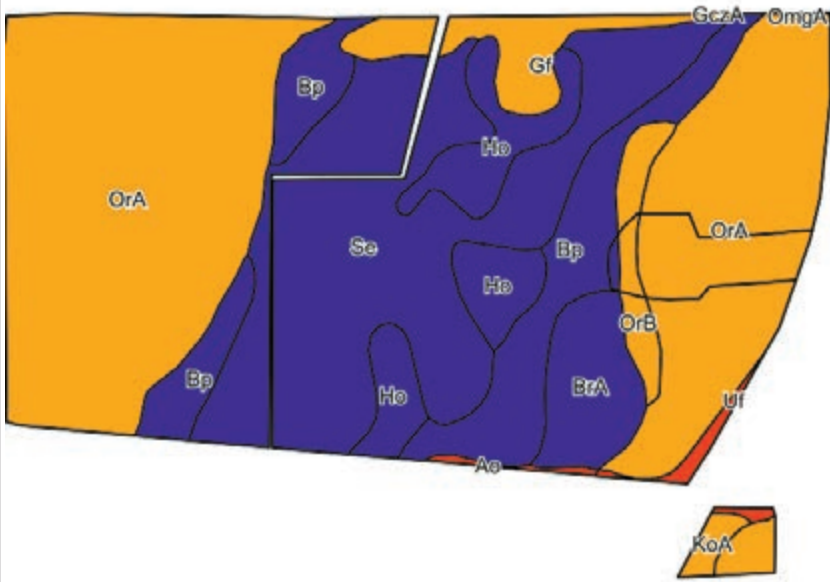


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Brian Wuthrich, Sale Manager

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# Soils Map



State: **Indiana**  
 County: **Kosciusko**  
 Location: **5-34N-6E**  
 Township: **Van Buren**  
 Acres: **157.05**  
 Date: **1/13/2021**

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Corn	Corn Irrigated	Corn silage	Grass legume hay	Oats	Pasture	Soybeans	Soybeans Irrigated	Sugar beets	Winter wheat	*n NCCPI Soybeans
OrA	Ormas loamy sand, 0 to 2 percent slopes	70.70	45.0%		Ills		100		16	3		7	35			50	39
Se	Sebewa loam, drained, 0 to 1 percent slopes	40.06	25.5%		Ilw		133			4		9	37			65	72
Bp	Brady sandy loam	17.83	11.4%		Ilw		124			4		8	35			55	51
Ho	Homer sandy loam	10.71	6.8%		Ilw	6	108	6	1	4	3	7	33		3	48	56
BrA	Bronson sandy loam, 0 to 2 percent slopes	6.43	4.1%		Ils		108		16	4		7	38			49	57
Gf	Gilford sandy loam, gravelly substratum	5.67	3.6%		Illw		150		20	5		10	33			60	53
OrB	Ormas loamy sand, 2 to 6 percent slopes	3.26	2.1%		Ille		100		16	3		7	35			50	38
Uf	Udorthents-Urban land complex	1.04	0.7%		VIII												
KoA	Kosciusko sandy loam, 0 to 2 percent slopes	0.96	0.6%		Ills		95		17	3		6	33			48	56
Ao	Aquents-Urban land complex, rarely flooded	0.39	0.2%		VIII												
<b>Weighted Average</b>						<b>0.4</b>	<b>112.9</b>	<b>0.4</b>	<b>9.1</b>	<b>3.5</b>	<b>0.2</b>	<b>7.7</b>	<b>35.1</b>	<b>*</b>	<b>0.2</b>	<b>54.1</b>	<b>*n 50.9</b>

*This property is being offered without any guarantee of specific zoning or issuance of building permits and health department permits for septic systems and water wells on any parcel. Also, present fence lines are not relevant to the final, newly surveyed lines. The artist rendering of the lines is approximate and for visual inspection only.*

**HAHN AUCTIONEERS, INC.**

**1203 E. Market St.  
Nappanee, IN 46550**

**158**  
*Acres*

**TO BE OFFERED  
IN 3 TRACTS**

**TERMS and CONDITIONS**

**PROCEDURE:** The property will be offered in 3 individual parcels or combinations. 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.

**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.

**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 March 25, 2021.

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

**SURVEY:** Split 50-50 between buyer and seller, if needed, to determine new legal descriptions.

**POSSESSION:** The buyer will have possession this crop year.

**REAL ESTATE TAXES:** All 2021, due 2022, real estate taxes shall be paid by the buyer.

**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.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. Announcements made at the auction podium during the time of the sale will take precedence over any previously printed material, or any other oral statements made. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. All sketches and dimensions in the brochure are approximate. Each potential buyer is responsible for conducting his/her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and selling agents reserve the right to preclude any person from bidding if there is any question as to such person's credentials. All decisions of the auctioneer are final.

**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.



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