

Higgins Land Auction

AUCTION LOCATION: WALNUT CREEK UNITED METHODIST CHURCH - 2033 S. 150 W., Warsaw, Ind.
DIRECTIONS: South of Warsaw, Ind. on South Detroit St. to Pope St. then east 1 block to McClellan St. then south to 200 S. or south of Warsaw on S.R. 15 to 200 S., then east. WATCH FOR SIGNS.

Monday, March 13, 2023

Starting at 6:00 p.m.

3 Tracts

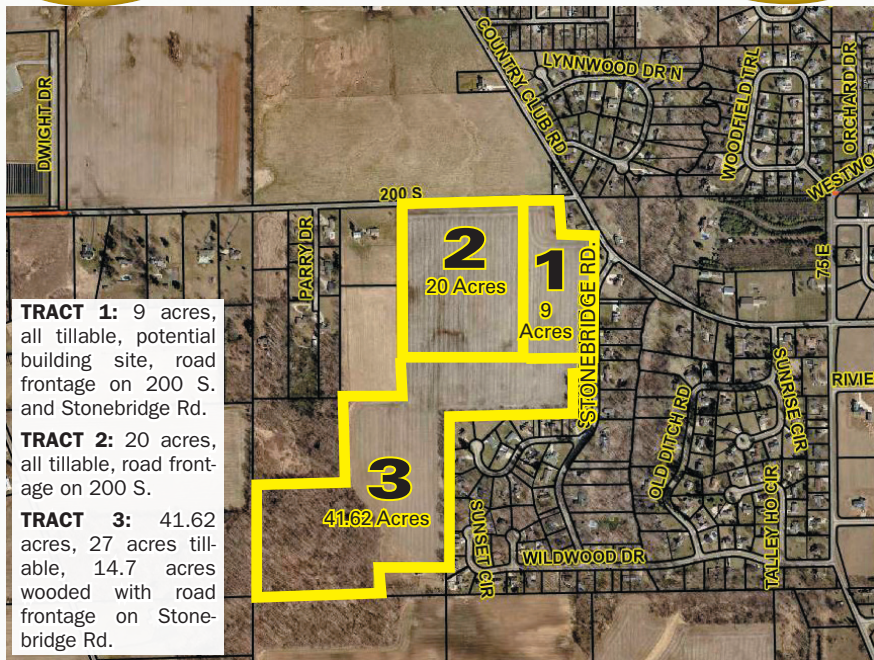
Farm Ground, Woods,
Development Potential

- Kosciusko County •
- Wayne Township •

• 2 miles from Downtown Warsaw •

70.62

Acres
of Prime Real Estate



TRACT 1: 9 acres, all tillable, potential building site, road frontage on 200 S. and Stonebridge Rd.

TRACT 2: 20 acres, all tillable, road frontage on 200 S.

TRACT 3: 41.62 acres, 27 acres tillable, 14.7 acres wooded with road frontage on Stonebridge Rd.

REAL ESTATE TERMS & 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: 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.

EVIDENCE OF TITLE: Seller shall provide an Owner's Title Insurance policy in the amount of the purchase price.

SURVEY: Split 50/50 if needed.

TAXES: Tracts 1, 2 and 3 total \$1,999.58. 2022 due 2023 paid by seller. 2023 due 2024 paid by buyer. All of the 2023 cash rent paid to buyer.

Willard & Betty Higgins Trust, Owner



HAHN

HahnAuctioneers.com

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