

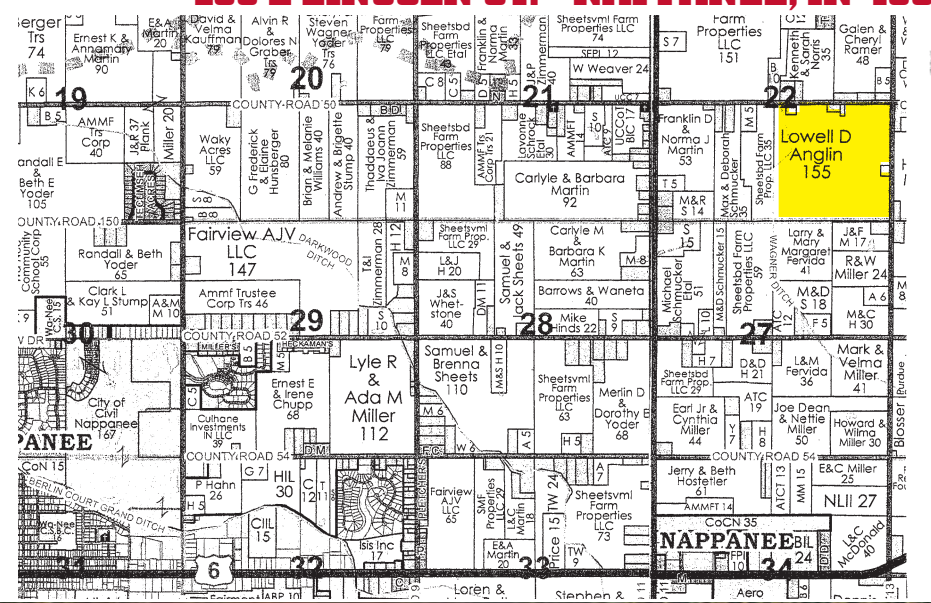
HAHN AUCTIONEERS, INC.  
1203 E. Market St.  
Nappanee, IN 46550

**361**  
**ACRES**  
TO BE OFFERED  
IN 14 PARCELS

**Lowell & Betty Anglin Farms**  
**Real Estate Auction**  
Tuesday, March 21, 2023 • 6:00 p.m.

**361**  
**TOTAL**  
**ACRES**

**Auction Location: DALMAR BANQUET HALL**  
**159 E LINCOLN ST. • NAPPANEE, IN 46550**



**Open House**  
**PROPERTY #1**  
**Parcel #3**  
**Monday, Mar. 6**  
**4-6 pm**

**Don't Miss**  
**a Great**  
**Opportunity**  
**to Acquire**  
**Acreage in**  
**Elkhart and**  
**Kosciusko**  
**County**

**TERMS and CONDITIONS**

**PROCEDURE:** The property will be offered in individual parcels or combinations. There will be open bidding on most 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. *Can't make the auction in person? Call us and bid by phone!*

**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 60 days after presentation of marketable title. **Approximately May 15, 2023.**

**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:** PROPERTY #1: Buildings at closing. The tillable land has been rented for the 2023 crop year. The buyers will receive the cash rent for the 2023 year at closing.

**REAL ESTATE TAXES:** PROPERTY #1: \$6,453.14 per year; PROPERTY #2: Parcels 1 & 2 - \$1,653.04, Parcels 3 & 4 - \$566.92, Parcels 5 & 6 - \$608.06.

**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.**

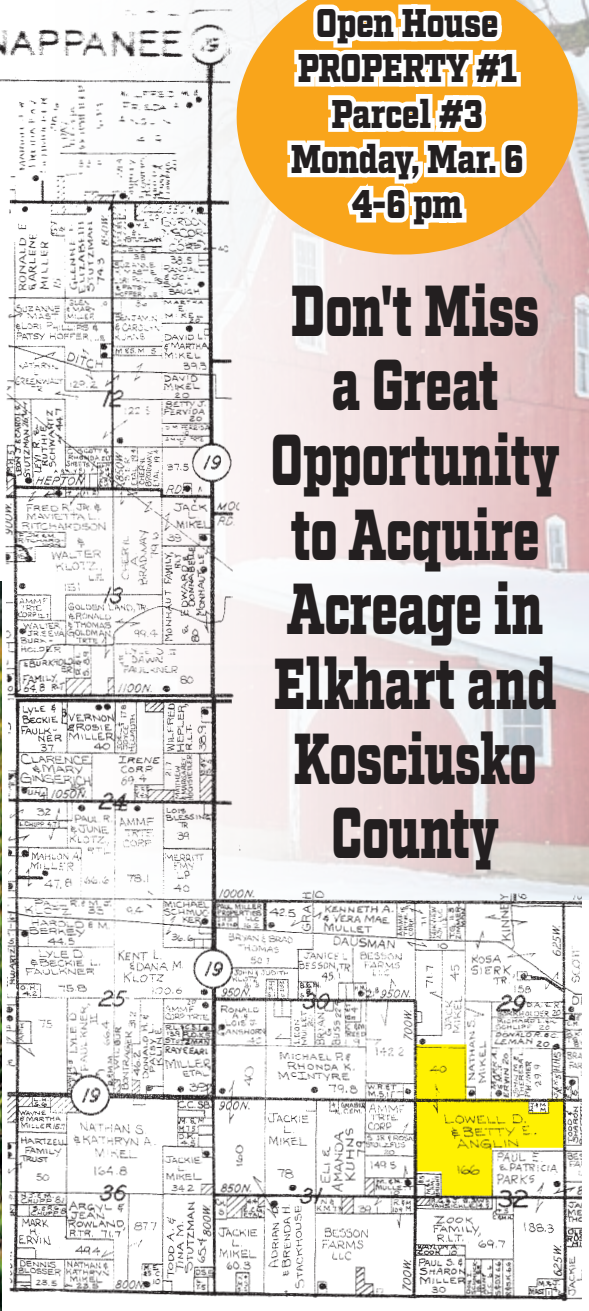
**AUCTIONEER NOTE:** Your bidding is not conditional upon financing, so be sure you have arranged financing if needed. For more information on financing or inspection, contact Hahn Auctioneers, Inc.

**PROPERTY #1**  
**155+/- Acres • Home • Buildings**  
**Wooded Land • Tillable Land**  
**8 Varied Parcels • Elkhart County, Ind.**  
**5 miles from Nappanee**

**Property #1 Location:** Approx. 3 miles east of Nappanee, Ind. on U.S. 6 to CR 13, then north 2 miles at 70735 CR 13, Nappanee, IN.  
*This property sells first.*

**PROPERTY #2**  
**206 Acres • Mostly Tillable • 6 Varied Parcels**  
**Kosciusko County, Ind. • Scott Twp.**  
**6 miles from Nappanee**

**Property #2 Location:** 5 miles south of Nappanee, Ind. on St. Rd. 19 to CR 900 N (Community Center), then east 1 mile. *Watch for signs.*



**Seller: The Former Property of**  
**Lowell D. & Betty E. Anglin,**  
**deceased**



**HAHN**  
**HahnAuctioneers.com**  
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AC39800021  
Office (574) 773-8445 • Nappanee, IN

# Property #1

**PARCEL 1:** 23.6 acres +/-, approx. 6 acres wooded with a nice pond and pier. Nice storage building, nice 24'x 48' pavilion and out-house. There is a very nice 42'x75' pole building x 16, an older 46'x70' barn with numerous straw shed and add ons. There is no house, but there is a big area for one. This parcel will be sold 1st and **will not** be included in the multi-parcel sale at the family's request.

**PARCEL 2:** 4.3 acres of bare ground, approx. 3 acres tillable. There is approx. 550' of frontage on CR 50. It goes to the center of the Wagner Ditch on the west side. This parcel will be sold 2nd and **will not** be included in the multi-parcel sale at the family's request.

**PARCEL 3:** This is a super property with a large 2,186 sq. ft. all brick ranch, full basement house built in 2000. It also has an approx. 28'x52' pole barn. The house has 3 bedrooms, 3 baths, kitchen, living, dining, and laundry room. The basement is unfinished and the central air and other utilities are located there. The house has had new windows installed in approx. 2020. The attached garage is 28'x22' with a 15'x13' area in the back. What a quality house this is.

**PARCEL 4:** 25.3 +/- acres, all tillable, Miami and Crosby Loamy clay soil

**PARCEL 5:** 46 +/- acres, all tillable, Miami and Crosby Loamy clay soil

**PARCEL 6:** 16.8 acres of all wooded clay type soil, approx. 120' frontage with the Wagner Ditch cutting north to south through it.

**PARCEL 7:** This is 11 acres of all wooded clay type soil that is being sold as a "swing tract." This parcel must be purchased by an adjoining land owner or in combination.

**PARCEL 8:** This is 24.8 +/- acres all wooded clay soil. There are some wetlands.

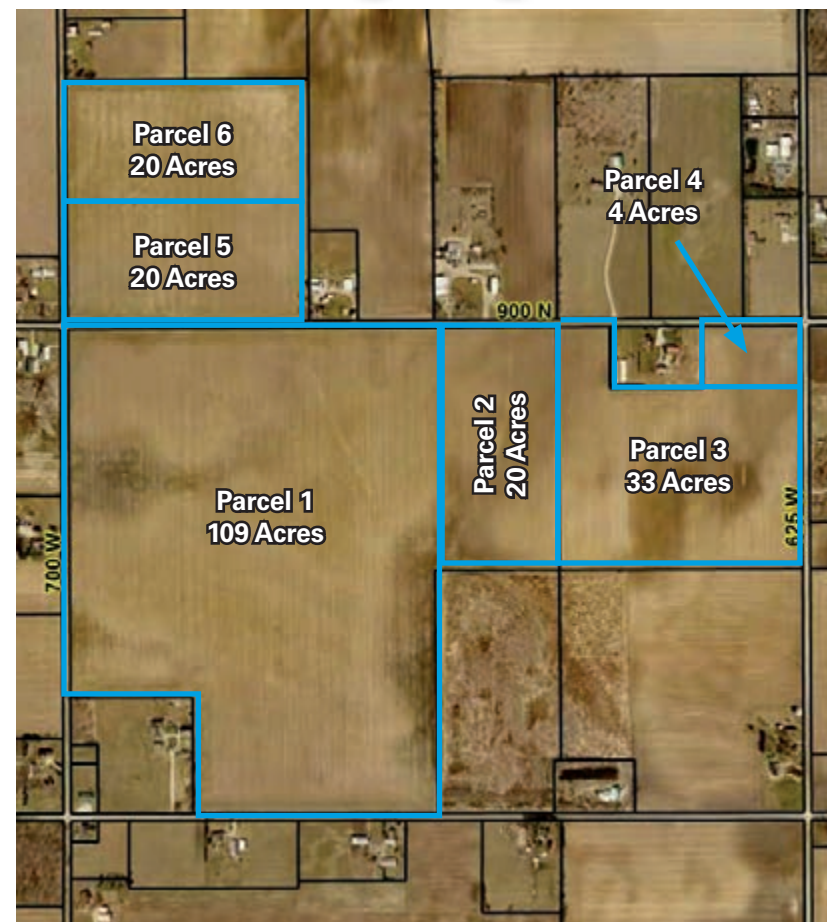


## AUCTION NOTE:

Parcels 1 and 2 will be sold individually.

Parcels 3 through 8 will be sold in a multi-parcel format.

# Property #2



**AUCTION NOTE: Parcel 1 will be sold individually. Parcels 2 through 6 will be sold in a multi-parcel format. Property 2 will not sell until the completion of Property 1.**

*These properties are 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.*

**PARCEL 1:** 109 +/- acres, all tillable except for roadside. The soils are Ormas, Homer, Brady Sandy Loam and Sebewa Loam. Great soils for irrigation to be installed and then grow top crops. This parcel will be sold 1st and it **will not** be included in the multi-parcel sale at the family's request.

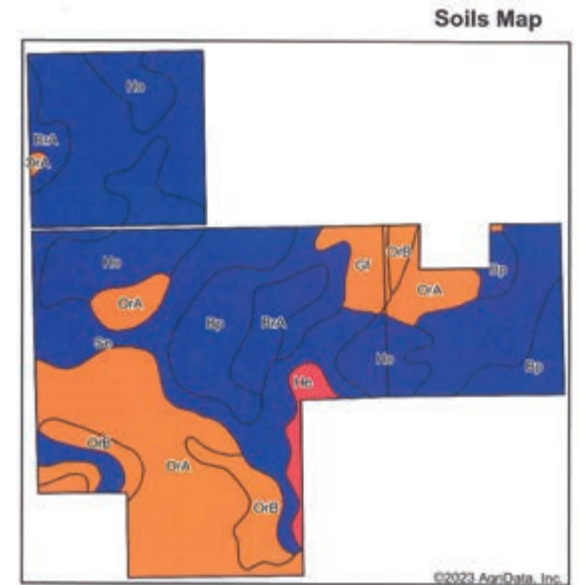
**PARCEL 2:** 20 acres all tillable except the roadside. Sandy/Sandy Loam type soils, similar to Parcel 1.

**PARCEL 3:** 33 acres, all tillable, except the roadside. Sandy/Sandy Loam type soils, similar to Parcel 2.

**PARCEL 4:** 4 acres of tillable except the roadside, Sandy Loam type soils. This parcel has frontage on both 900 N and 625 W. What a great homesite or addition to Parcel 3.

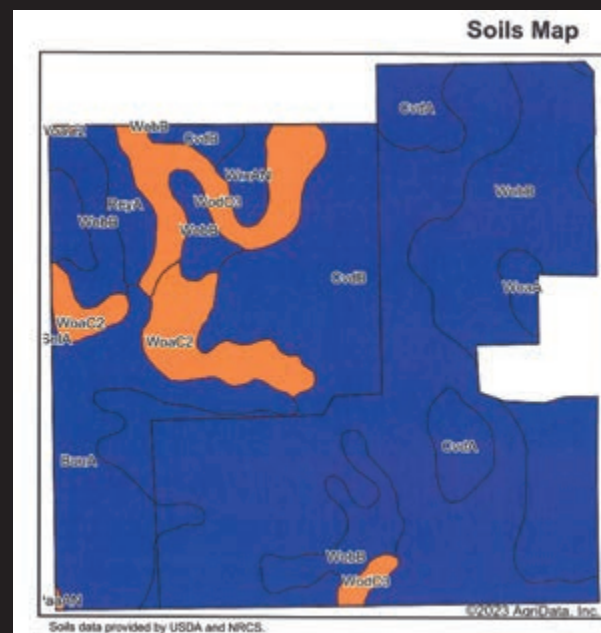
**PARCEL 5:** 20 acres, 660'x1320', nearly all tillable Loamy soil with frontage on 900 N and 700 W.

**PARCEL 6:** 20 acres, 660'x1320', nearly all tillable Loamy soil with frontage on 700 W.



Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class °c	Altitude Hay Tons	Corn Bu	
Se	Sebewa loam, drained, 0 to 1 percent slopes	73.23	36.4%		llw		133	
OrA	Ormas loamy sand, 0 to 2 percent slopes	44.26	22.0%		lls		100	
Ho	Homer sandy loam	27.55	13.7%		llw	6	108	
Br	Brady sandy loam	25.53	12.7%		llw		124	
OrB	Ormas loamy sand, 2 to 5 percent slopes	12.18	6.0%		lls		100	
BrA	Bronson sandy loam, 0 to 2 percent slopes	9.73	4.8%		lls		108	
Gf	Gifford sandy loam, gravelly substratum, 0 to 2 percent slopes	5.48	2.7%		llw		148	
He	Histosols and Aquolls	3.44	1.7%		Vll			
<b>Weighted Average</b>							<b>2.41</b>	<b>6.8</b>

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



Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class °c	Corn Bu	
CvB	Crosier loam, 1 to 4 percent slopes	66.05	46.4%		lls	155	
WobB	Williamstown-Crosier complex, 1 to 5 percent slopes	33.05	23.2%		lls	147	
BusA	Brookston loam, 0 to 1 percent slopes	15.35	10.8%		llw	172	
WodC3	Williamstown clay loam, 5 to 10 percent slopes, severely eroded	8.18	5.8%		lls	128	
WooC2	Williamstown loam, 5 to 10 percent slopes, eroded	7.32	5.1%		lls	133	
CvA	Crosier loam, 0 to 1 percent slopes	6.23	4.4%		llw	154	
RexA	Rensselaer loam, 0 to 1 percent slopes	2.70	1.9%		llw	167	
WinAN	Winabuna silt loam, drained, 0 to 1 percent slopes	1.89	1.3%		llw	152	
WoaA	Williamstown loam, 0 to 1 percent slopes	1.28	0.9%		lls	145	
SixA	Southwest silt loam, 0 to 1 percent slopes	0.10	0.1%		llw	165	
PaaAN	Palms muck, drained, 0 to 1 percent slopes	0.07	0.0%		llw	158	
<b>Weighted Average</b>							<b>2.11</b>

\*c: 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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