

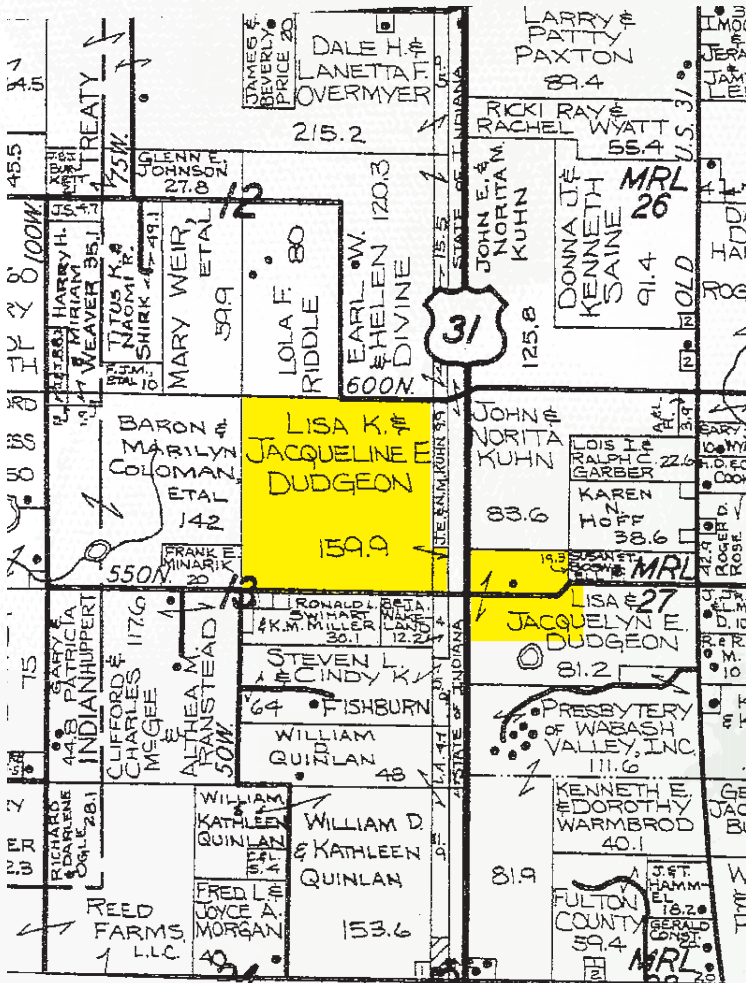
193.94
ACRES
4 TRACTS

REAL ESTATE AUCTION

Wednesday, March 29, 2023
Starting at 6:00 p.m.

Property Directions: 8 miles north of Rochester, Ind.
on New US 31 to 550 N, Tracts 1 and 2 are East of 31,
Tracts 3 and 4 are West of 31.
550 N US 31, Rochester, IN 46975

Auction Location: 2 miles south
of the property on US 31 to the
Fulton County Museum
37 E 375 N, Rochester, IN



HOUSE AND 2
SETS OF BUILDINGS,
TILLABLE LAND AND WOODS
ROCHESTER SCHOOLS
FULTON COUNTY



HAHN

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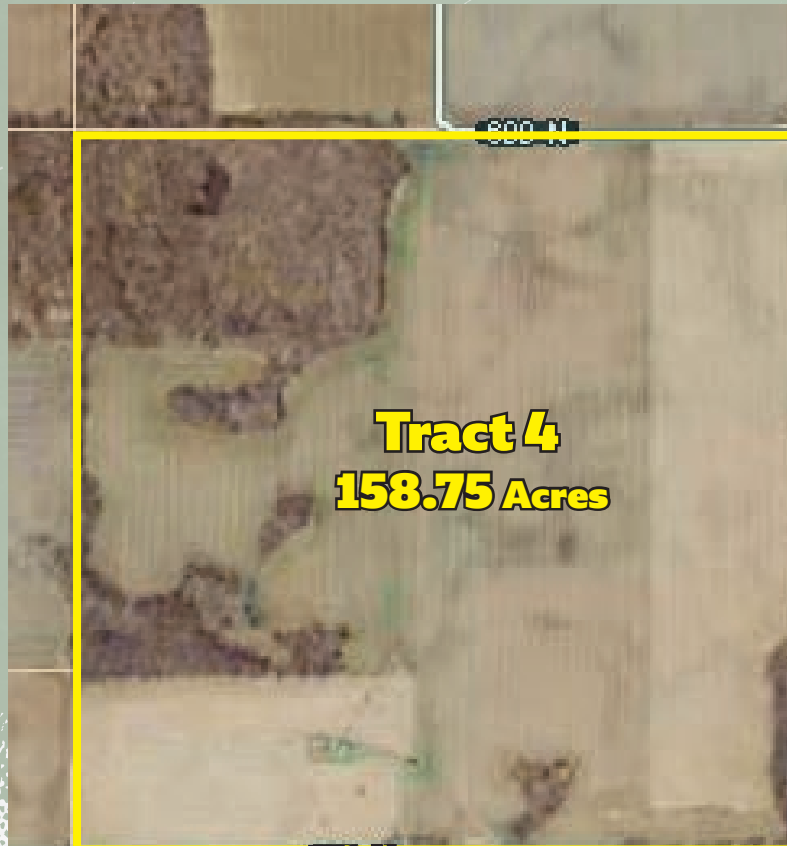
Brian Wuthrich
Sale Manager
(574) 268-4940 - Milford, IN

Lisa K. Wynn 
Jacqueline E. Murray
Owners



15.75 +/- acres with 2,258 sq. ft. 2-story house, 5 bedrooms, 1.5 bathes, septic, well, electrical and roof needs repaired; 32x60 chicken house and other outbuildings, woods and large pond.

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.

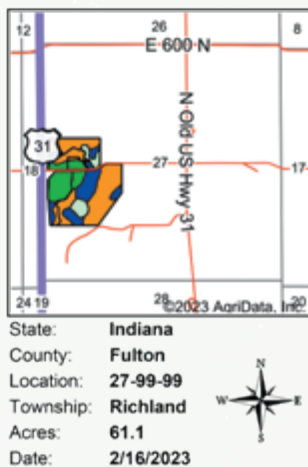
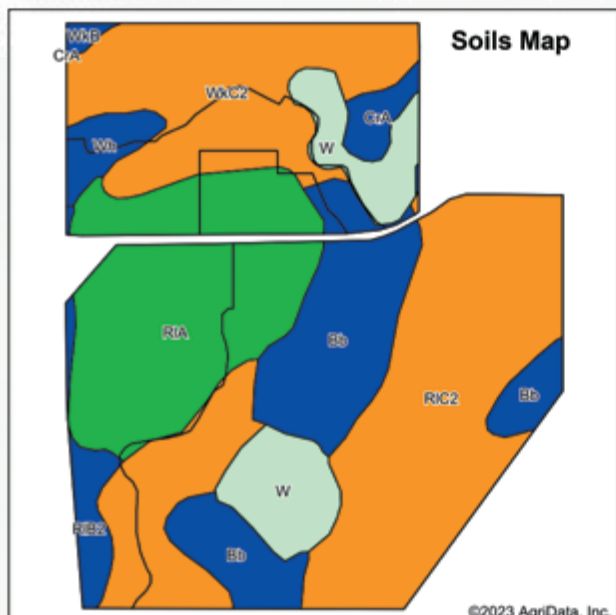


Tract 4
158.75 Acres

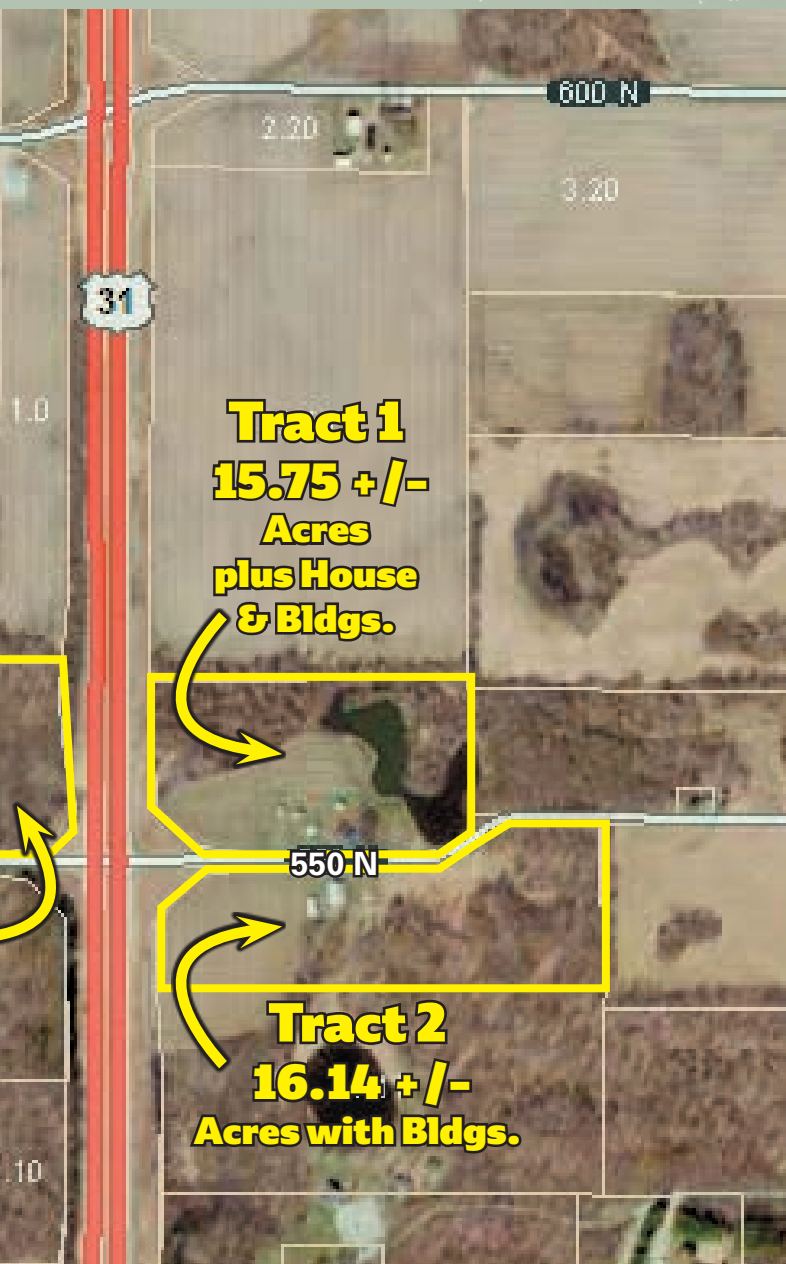


Tract 3
3.3 Acres

Tract 1 & 2 Soils Map



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
RIC2	Riddles fine sandy loam, 6 to 12 percent slopes, eroded	20.01	32.7%	
RIA	Riddles fine sandy loam, 0 to 2 percent slopes	12.59	20.6%	
WkC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	9.90	16.2%	
Bb	Barry loam	9.58	15.7%	
W	Water	5.06	8.3%	
RIB2	Riddles fine sandy loam, 2 to 6 percent slopes	1.49	2.4%	
Wh	Washtenaw silt loam	1.25	2.0%	
CrA	Crosier loam, 0 to 2 percent slopes	0.97	1.6%	
WkB	Wawasee fine sandy loam, 2 to 6 percent slopes	0.25	0.4%	



16.14 +/- acres with 2 older outbuildings, partially wooded, would make a great building site

TRACT 3

3.3 acres all wooded at the corner of 550 N and U.S. 31

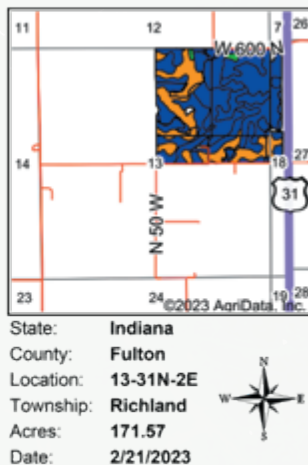
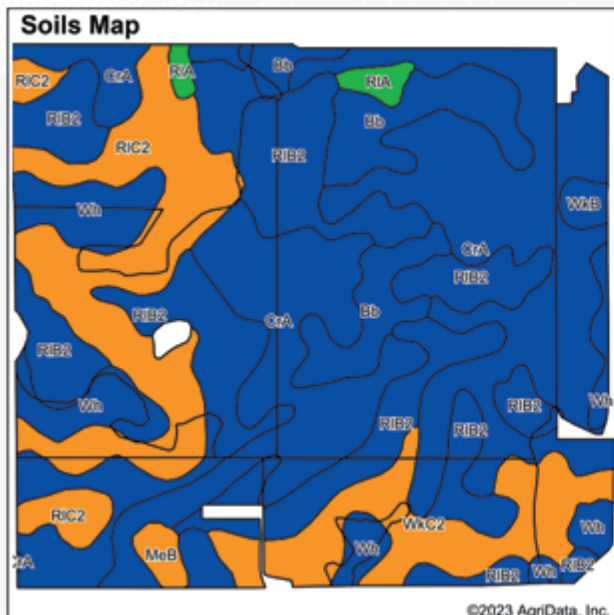
TRACT 4

158.75 acres with approx. 100 acres tillable, Comcast tower lease included with property. Buyer to receive payment beginning March 31, 2023 for \$15,000 lease that is good for 4 more years and has been in place and renewed since the '70s. Lease payment goes up approx. \$600 each year. March 31, 2027 payment is \$17,547.88.

This is a nice large tract of land with road frontage on 550 N and 600 N.

Possession of Farmland is Immediate.

Tract 3 & 4 Soils Map



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
CrA	Crosier loam, 0 to 2 percent slopes	55.00	32.1%	
RIB2	Riddles fine sandy loam, 2 to 6 percent slopes	47.61	27.7%	
RIC2	Riddles fine sandy loam, 6 to 12 percent slopes, eroded	24.50	14.3%	
Wh	Washtenaw silt loam	13.71	8.0%	
WkC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	13.35	7.8%	
Bb	Barry loam	13.16	7.7%	
RIA	Riddles fine sandy loam, 0 to 2 percent slopes	1.77	1.0%	
MeB	Metea loamy sand, 2 to 6 percent slopes	1.32	0.8%	
WkB	Wawasee fine sandy loam, 2 to 6 percent slopes	1.15	0.7%	

HAHN AUCTIONEERS, INC.

1203 E. Market St.
Nappanee, IN 46550

193.94 ACRES

TO BE OFFERED IN 4 TRACTS

TERMS and CONDITIONS

PROCEDURE: The property will be offered in 4 parcels. 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 45 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: Possession of farmland is immediate.

REAL ESTATE TAXES: TRACT 1 & 2 - \$350.00 with exemptions; TRACT 3 - \$32.00; TRACT 4 - \$2,857.00.

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.