

# Hay Real Estate Auction

Monday, April 24, 2023 • 6:00 p.m.

**77.56**  
**ACRES**  
**GREAT**  
**LOCATION**

**OPEN HOUSE**

**Saturday, April 8**

**10:00 a.m.-Noon**

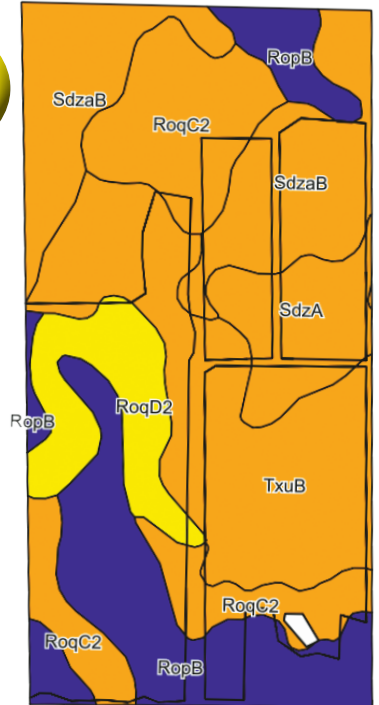
**Auction held at the Ramer Mennonite Youth Center,  
24717 CR 44, Nappanee, Ind.**

**Directions to Property: Located on CR 38 just east of  
the new CR 17, 21523 CR 38, Goshen, Ind.**



**3 Tracts - Elkhart Township  
Elkhart County - Goshen Schools**

**2,150 Sq. Ft. House  
With Buildings  
Tillable And  
Wooded Land**



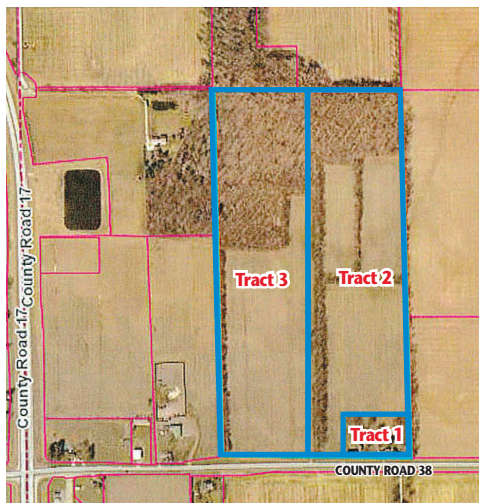
**Tract 1:** House, Buildings, 3.7 acres, partially wooded, the 2-story home includes the following: 16' x 13' kitchen with stove, refrigerator, dishwasher; 15' x 15' living room; 11' x 13' library/bedroom; 15' x 15' bedroom; 5' x 10' laundry room; 1 bath. The 2nd floor has 2 bedrooms (11' x 15' and 16' x 15') and a large 12' x 13' landing; basement w/gas FA furnace with AC; 100 amp. The outbuildings are 40' x 60', 16' x 30', 12' x 22' and 24' x 32'.

**Tract 2:** 37.5 +/- acres with 220' of road frontage with tillable and woods.

**Tract 3:** 36.36 acres with a nice field along CR 38 and woods in the back.

**Note:** A timber appraisal by Shiphewana Hardwoods is \$63,800. This will be added to the final bid based on a per acre basis per wooded parcel.

**Taxes:** \$2,570 per year



Area Symbol: IN039, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-irr Class Legend
TxuB	Tyner loamy sand, 1 to 5 percent slopes	19.26	24.5%	
SdzaB	Salfridge-Brems complex, 1 to 4 percent slopes	16.14	20.5%	
RopB	Riddles-Oshemo fine sandy loams, 1 to 5 percent slopes	15.86	20.2%	
RoqC2	Riddles-Melea complex, 5 to 10 percent slopes, eroded	14.33	18.2%	
RoqD2	Riddles-Melea complex, 10 to 15 percent slopes, eroded	6.91	8.8%	
Sdza	Salfridge-Crosier complex, 0 to 1 percent slopes	6.17	7.8%	
<b>Weighted Average</b>				

## Real Estate Terms and Conditions

**PROCEDURE:** The property will be offered in 3 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 60 days after presentation of marketable title. **Approximately June 1, 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.

**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.**

**AUCTIONER 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.

Owner:  
**Mark Hay  
Estate**



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