

Heckathorn 65 Acre Real Estate Auction

Mon., September 11, 2023 • 6:00 p.m.

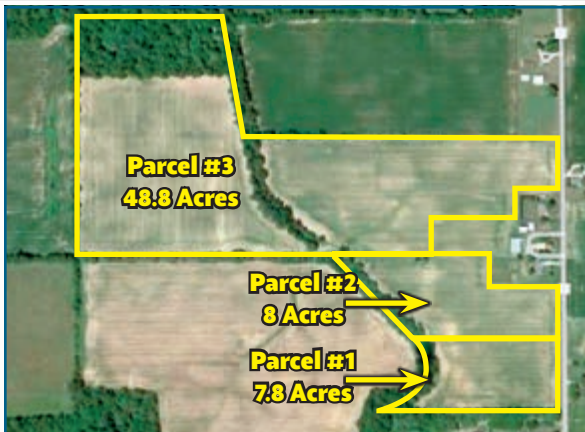
64.6
Acres Total
in 3 Parcels

PROPERTY LOCATION:

1¼ miles south of
downtown Wakarusa
square on CR 3 (Elkhart St.).

WATCH FOR SIGNS!

AUCTION LOCATION:
Nelson's Banquet Hall
600 Maple Lane
Wakarusa, Ind.



Parcel #1: Approx. 7.8 +/- acres of bare, tillable land on CR 3 with approx. 400' of frontage. The west perimeter is the Wisler ditch.

Parcel #2: Approx. 8 acres of bare, tillable land with frontage on CR 3. Again the west perimeter is the Wisler ditch.

Parcel #3: 48.8 acres of approx. 41 acres tillable clay-type soil. There is approx. 6 acres of woods and the Wisler ditch cuts through it. There is approx. 270' of frontage.

Note: If Parcels #1 & #2 are sold separately, the seller and buyers will split the survey costs 50/50. Also it is clay-type soil, so you will probably need a mound septic system. and you will need to apply for an administrative subdivision. *If you want property around Wakarusa (NorthWood High School), you better be a buyer on these parcels. They are hard to find!*

Taxes: Approx. \$30.00 per acre on all parcels.

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. **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.

DEED: Sellers shall provide Warranty Deed(s).

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

CLOSING: The balance of the purchase price is due at closing approximately 45 days after presentation of marketable title. Approximately November 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.

POSSESSION: At end of 2023 crop year.

ANY ANNOUNCEMENTS MADE 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.

Kenneth L. & Wanda Heckathorn, Owners



HAHN

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