

Davidhizar

Real Estate Auction

Tues., November 28, 2023 - 6:00 p.m.

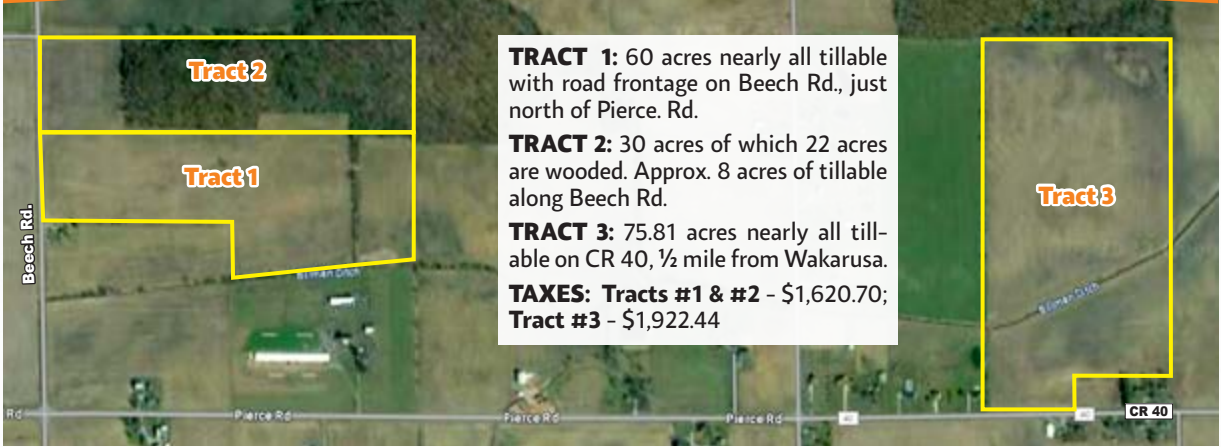
PROPERTY LOCATION:
1½ miles west of Wakarusa, Ind. on CR 40 to Tract 3. Tracts 1 and 2 are further west, then north of the corner of Pierce and Beech Roads.

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

**St. Joe County
Madison Twp.**

165 Acres • 3 Tracts

**Elkhart County
Olive Twp.**



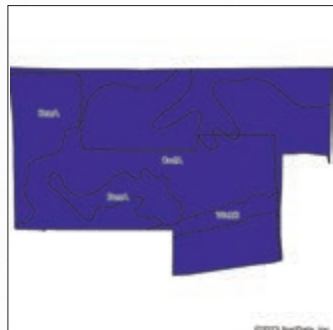
TRACT 1: 60 acres nearly all tillable with road frontage on Beech Rd., just north of Pierce Rd.

TRACT 2: 30 acres of which 22 acres are wooded. Approx. 8 acres of tillable along Beech Rd.

TRACT 3: 75.81 acres nearly all tillable on CR 40, ½ mile from Wakarusa.

TAXES: Tracts #1 & #2 - \$1,620.70;
Tract #3 - \$1,922.44

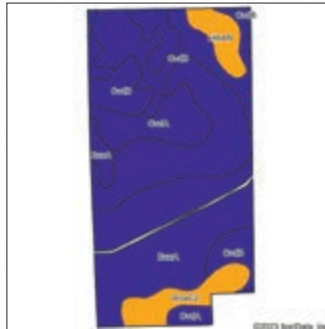
Tracts 1 and 2 Soils Map



State: **Indiana**
County: **St. Joseph**
Location: **28-36N-4E**
Township: **Madison**
Acres: **82.11**
Date: **10/3/2023**



Tract 3 Soils Map



State: **Indiana**
County: **Elkhart**
Location: **27-36N-4E**
Township: **Olive**
Acres: **78.2**
Date: **10/3/2023**



Soils data provided by USDA and NRCS.
Area Symbol: IN141, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Non-ir Class %	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	% NCCPI Soybeans
CvaA	Crocker loam, 0 to 1 percent slopes	44.06	53.7%			154	5	10	50	69	56
BuaA	Brookston loam, 0 to 1 percent slopes	34.85	42.5%			172	6	12	49	70	74
WoaB	Williamstown-Crocker loams, 1 to 5 percent slopes	3.19	3.9%			147	5	10	50	66	55
Weighted Average		2.00	161.4	6.4	10.8	49.8	69.3	76.6			

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

Soils data provided by USDA and NRCS.
Area Symbol: IN039, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Non-ir Class %	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	% NCCPI Soybeans
BuaA	Brookston loam, 0 to 1 percent slopes	34.65	45.5%			172	6	12	49	70	74
CvaB	Crocker loam, 1 to 4 percent slopes	23.98	31.5%			154	5	10	50	69	57
CvaA	Crocker loam, 0 to 1 percent slopes	9.10	11.9%			154	5	10	50	69	56
WoaC2	Williamstown loam, 8 to 10 percent slopes, steepl	5.09	6.7%			133	4	9	47	60	49
HlaBm	Houghton muck, drained, 0 to 1 percent slopes	3.38	4.4%			159	5	11	42	64	91
Weighted Average		2.11	161.3	6.4	10.8	49	68.6				

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

REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The property will be offered in 3 parcels. 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: 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.

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 January 1, 2024.

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 flyer 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.

FAMILY RETAINS MINERAL RIGHTS

Davidhizar Family, Owner

HAHN

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