



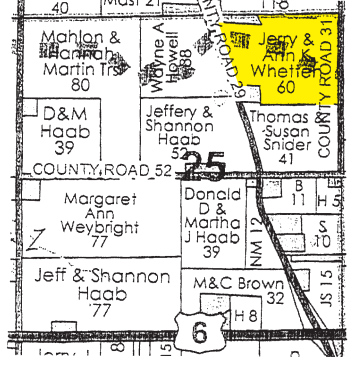
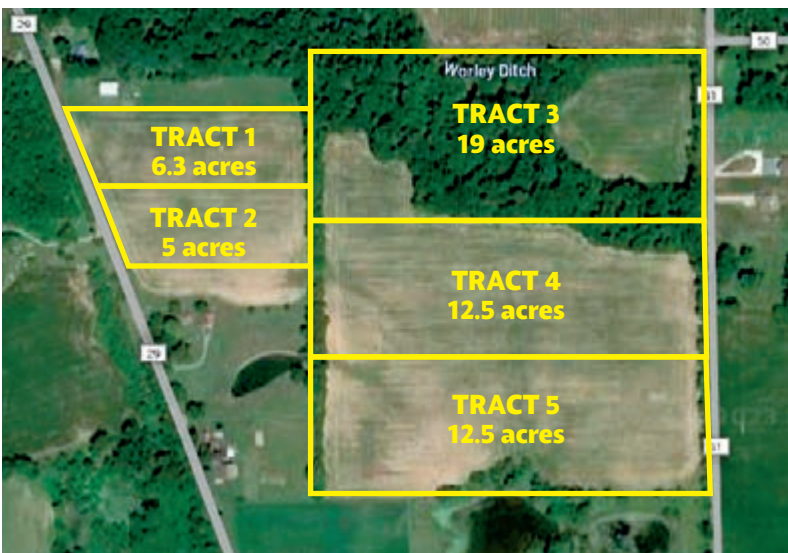
Whetten Land Auction

Thurs., December 14, 2023

Starting at 6:00 p.m.

Auction Location: Syracuse Community Center
 1013 North Long Drive, Syracuse, IN 46567

Property Directions: North of Syracuse, Ind. on St. Rd. 13 to CR 29, continue north over US 6 1.5 miles to **71141 CR 29, Syracuse, IN 46567**

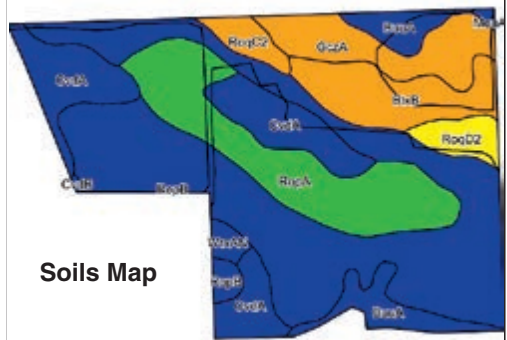


- TRACT 1:** 6.3 acres, potential building site, all tillable, frontage on CR 29
- TRACT 2:** 5 acre potential building site, all tillable, frontage on CR 29
- NOTE:** There is a tree line at the back of Tracts 1 & 2
- TRACT 3:** 19 acres, mostly wooded, frontage on CR 31

- TRACT 4:** 12.5 acres, mostly tillable, frontage on CR 31
- TRACT 5:** 12.5 acres, mostly tillable, frontage on CR 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c'	Corn Bu	Corn Irrigated Bu	Grass legume Irray Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu	% NCCPI Soybeans	
RepB	Riddles-Oshemo fine sandy loams, 1 to 5 percent slopes	22.66	40.8%		lle	125			4	8	44		62	55
RepA	Riddles-Oshemo fine sandy loams, 0 to 1 percent slopes	9.35	16.9%		ls	125			4	8	44		62	56
CvdA	Crozier loam, 0 to 1 percent slopes	7.97	14.4%		llw	154			5	10	50		69	56
BtXB	Bristol loamy sand, 2 to 5 percent slopes	4.54	8.2%		llls	78	7		3	5	27	2	36	28
GczA	Gifford sandy loam, 0 to 2 percent slopes, gravelly subsoil	4.42	8.0%		lllw	147			5	10	41		59	50
BuUA	Brookston loam, 0 to 1 percent slopes	3.30	5.9%		llw	172			6	12	49		70	74
RogD2	Riddles-Metea complex, 10 to 18 percent slopes, eroded	1.41	2.5%		IVe	98			4	6	34		48	44
RogC2	Riddles-Metea complex, 5 to 10 percent slopes, eroded	1.13	2.0%		lle	114			4	7	40		57	51
WvxAN	Wunabuna silt loam, drained, 0 to 1 percent slopes	0.54	1.0%		llw	152			5	10	44		61	90
MouA	Milford silty clay loam, 0 to 1 percent slopes	0.16	0.3%		llw	161			5	11	45		65	69
Weighted Average						2.06	129.3	0.6	4.3	8.4	43.2	0.2	60.7	n 53.9

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



Soils Map

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 5 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: 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 25, 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 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.



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