

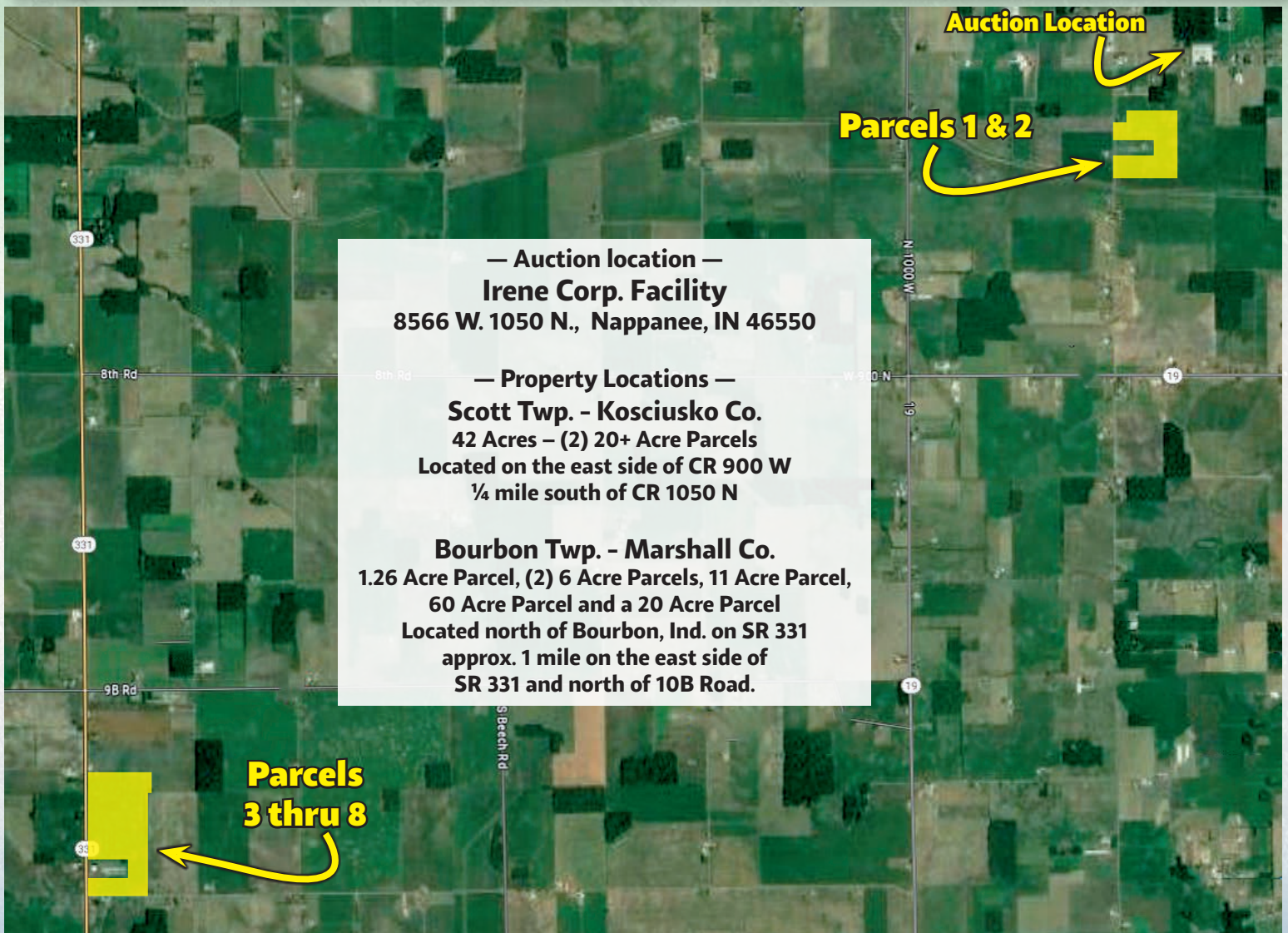
SCOTT TWP. • KOSCIUSKO COUNTY  BOURBON TWP. • MARSHALL COUNTY

147 ACRES

Irene Corp. & Mahlon A. Miller Estate Land Auction

Offered in
8 Parcels

TUESDAY, NOVEMBER 7, 2023
STARTING AT 6:00 P.M.



— Auction location —
Irene Corp. Facility
8566 W. 1050 N., Nappanee, IN 46550

— Property Locations —
Scott Twp. - Kosciusko Co.
42 Acres – (2) 20+ Acre Parcels
Located on the east side of CR 900 W
¼ mile south of CR 1050 N

Bourbon Twp. - Marshall Co.
1.26 Acre Parcel, (2) 6 Acre Parcels, 11 Acre Parcel,
60 Acre Parcel and a 20 Acre Parcel
Located north of Bourbon, Ind. on SR 331
approx. 1 mile on the east side of
SR 331 and north of 10B Road.

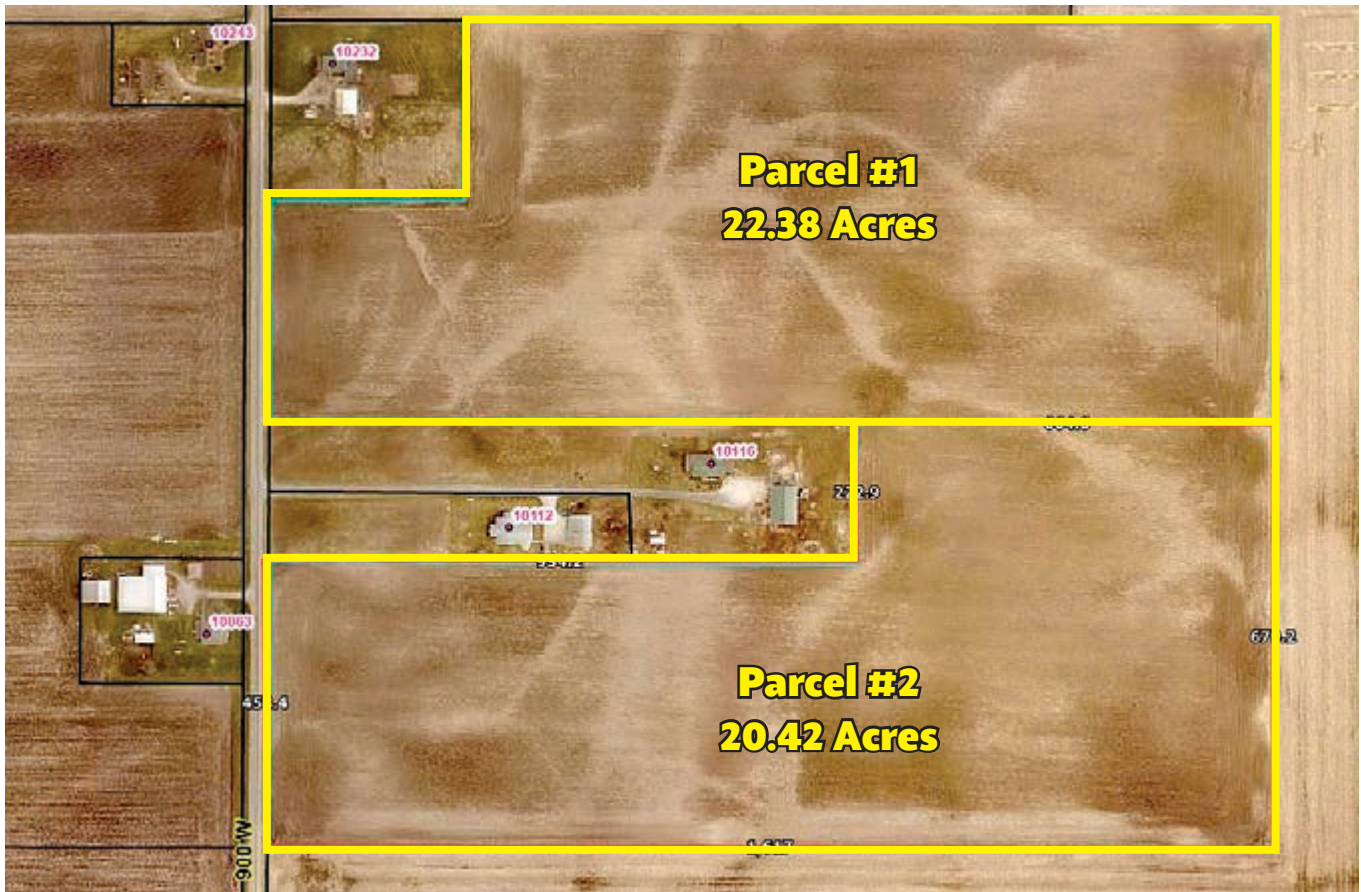


HAHN
HahnAuctioneers.com
Phil Hahn (574) 535-3783
IN Lic. #AU01012967
Jason Hahn Sale Manager (574) 536-7682
Office (574) 773-8445 • Nappanee, IN

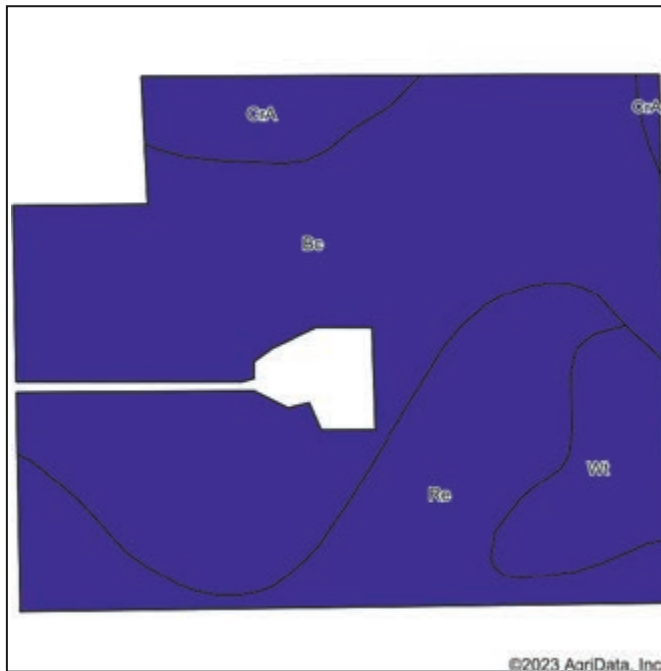


AC39800021
Brian Wuthrich (574) 268-4940
Milford, IN

— Seller —
**Irene Corporation and
Mahlon A. Miller Estate**



Soils Map



State: **Indiana**
 County: **Kosciusko**
 Location: **24-34N-4E**
 Township: **Scott**
 Acres: **44.45**
 Date: **10/3/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Corn silage Tons	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
Bc	Barry loam	26.98	60.7%		Ilw	175	23	6	12	49	70	71
Re	Rensselaer loam, 0 to 1 percent slopes	10.77	24.2%		Ilw	167		6	11	49	68	81
Wt	Whitaker loam	3.82	8.6%		Ilw	154		5	10	50	69	70
CrA	Crosier loam, 0 to 1 percent slopes	2.88	6.5%		Ilw	154		5	10	50	69	56
Weighted Average					2.00	169.9	14	5.8	11.5	49.2	69.4	*n 72.4

*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.

42 ACRES

in Kosciusko Co.

Parcel #1

22.38 Acres, nearly all tillable with frontage along 900 West

Parcel #2

20.42 Acres, nearly all tillable with frontage along 900 West



Call or Visit
 Our Website for
 More Information
www.hahnauctioneers.com

Jason Hahn,
Sale Manager
574-536-7682

103.96 ACRES

in Marshall Co., Indiana

Parcel #3

19.6 Acres of nearly all tillable land with frontage along SR 331

Parcel #4

60 Acres of nearly all tillable land with frontage along SR 331

Parcel #5

1.26 Acres of nearly all tillable land with frontage along SR 331

Parcel #6

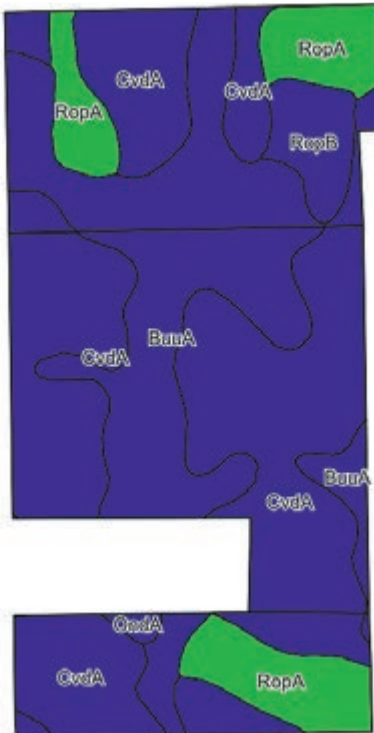
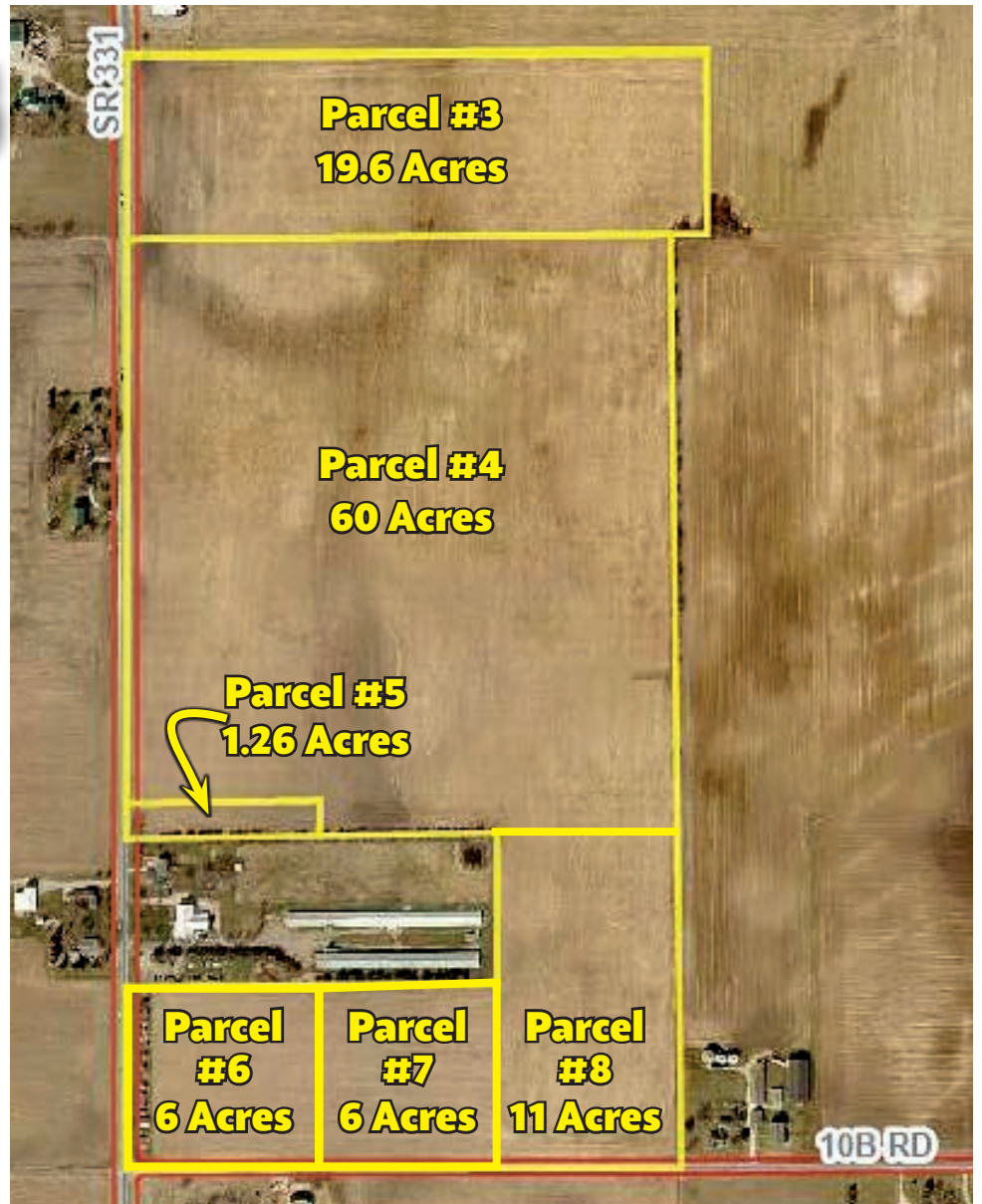
6 Acre tract of nearly all tillable land or potential building site with frontage along SR 331 and 10B Rd.

Parcel #7

6 Acre tract of nearly all tillable land or potential building site with frontage along 10B Rd.

Parcel #8

11 Acres tract of nearly all tillable land or potential building site with frontage along 10B Rd.



State: **Indiana**
 County: **Marshall**
 Location: **7-33N-4E**
 Township: **Bourbon**
 Acres: **102.75**
 Date: **10/3/2023**



This property is 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.

Soils data provided by USDA and NRCS.

Area Symbol: IN099, Soil Area Version: 25													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Corn silage Tons	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans	
CvdA	Crosier loam, 0 to 1 percent slopes	54.17	52.7%		Ilw	154			5	10	50	69	56
BuuA	Brookston loam, 0 to 1 percent slopes	31.40	30.6%		Ilw	172			6	12	49	70	74
RopA	Riddles-Oshstemo fine sandy loams, 0 to 1 percent slopes	12.69	12.4%		Is	125			4	8	44	62	56
RopB	Riddles-Oshstemo fine sandy loams, 1 to 5 percent slopes	3.97	3.9%		Ile	125			4	8	44	62	55
OndA	Owosso sandy loam, 0 to 2 percent slopes	0.52	0.5%		Ils	136	13		5	9	48	68	65
Weighted Average						1.88	154.7	0.1	5.1	10.3	48.7	68.2	*n 61.5

*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.

HAHN AUCTIONEERS, INC.

1203 E. Market St.
Nappanee, IN 46550

147 ACRES
Offered in
8 Parcels

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 8 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.

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 35 days after presentation of marketable title. Approximately December 12, 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 the buyer and seller

POSSESSION: Available at end of the 2023 crop year.

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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