

125
Acres
6 TRACTS

AUCTION

Monday, November 27, 2023

Starting at 6:00 p.m.

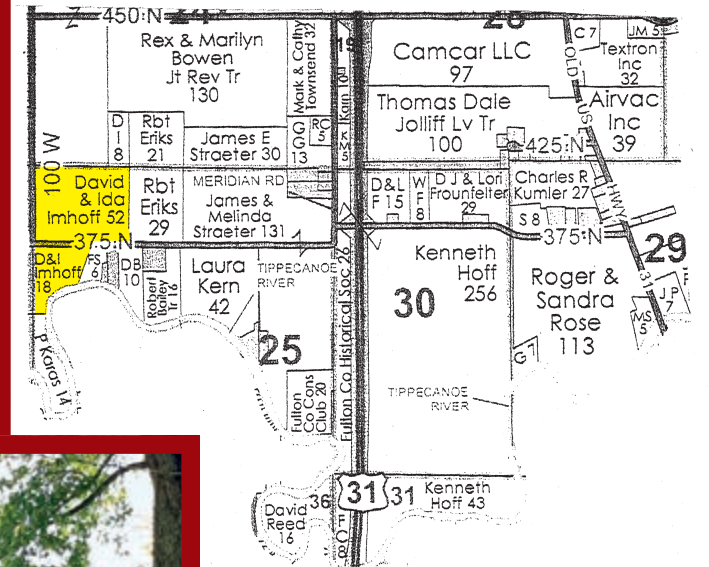
Property Directions: North of Rochester, Ind.
on US 31 to the Fulton County Historical Society,
then west on 375 N to Meridian Rd.,
turn left back onto 375 N to

963 W 375 N, Rochester, IN 46975

Auction Location:

Fulton County Historical Society

37 E 375 N • Rochester, IN 46975



Open House
Wednesday,
November 8
4:00-6:00 pm

- ✦ **80 Acres Tillable**
- ✦ **Fulton County**
- ✦ **Richland Twp.**
- ✦ **Building and Recreational Land**
- ✦ **House & Pond**
- ✦ **Tippecanoe River Frontage**

David Ray & Ida Imhoff,
Owners



HAHN

HahnAuctioneers.com

Phil Hahn
(574) 535-3783
IN Lic. #AU01012967

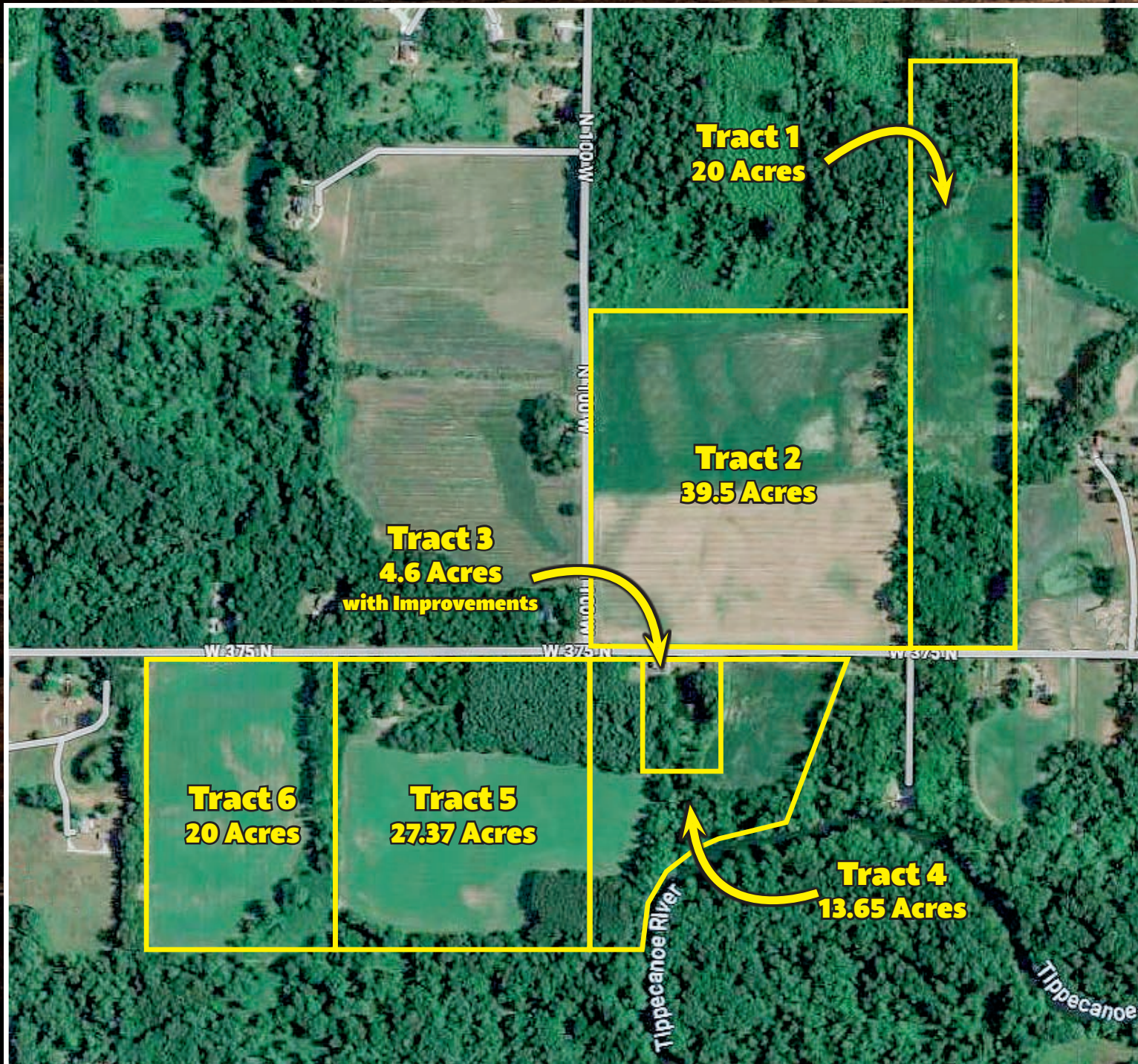
Jason Hahn
(574) 536-7682

Office (574) 773-8445 • Nappanee, IN



AC39800021

Brian Wuthrich
Sale Manager
(574) 268-4940 - Milford, IN



TRACT 1

20 ACRES, approximately 13 acres of woods and a small pond.

TRACT 2

39.5 ACRES, all tillable, road frontage on 375 N and 100 W.

TRACT 3

4.6 ACRES with house, pond and woods. House has 1 bedroom, 1 bath main level and 2 bedrooms upstairs.

TRACT 4

13.65 ACRES, tillable and woods runs along Tippecanoe River. Great hunting property.

TRACT 5

27.37 ACRES, approximately 20 acres tillable and storage building.

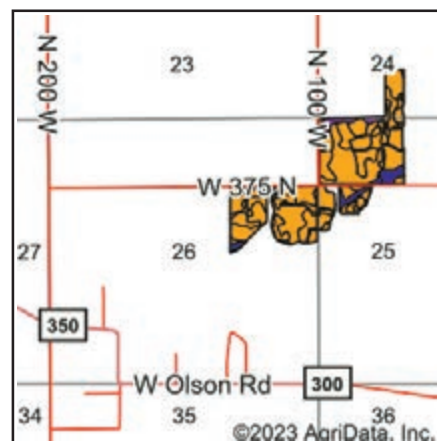
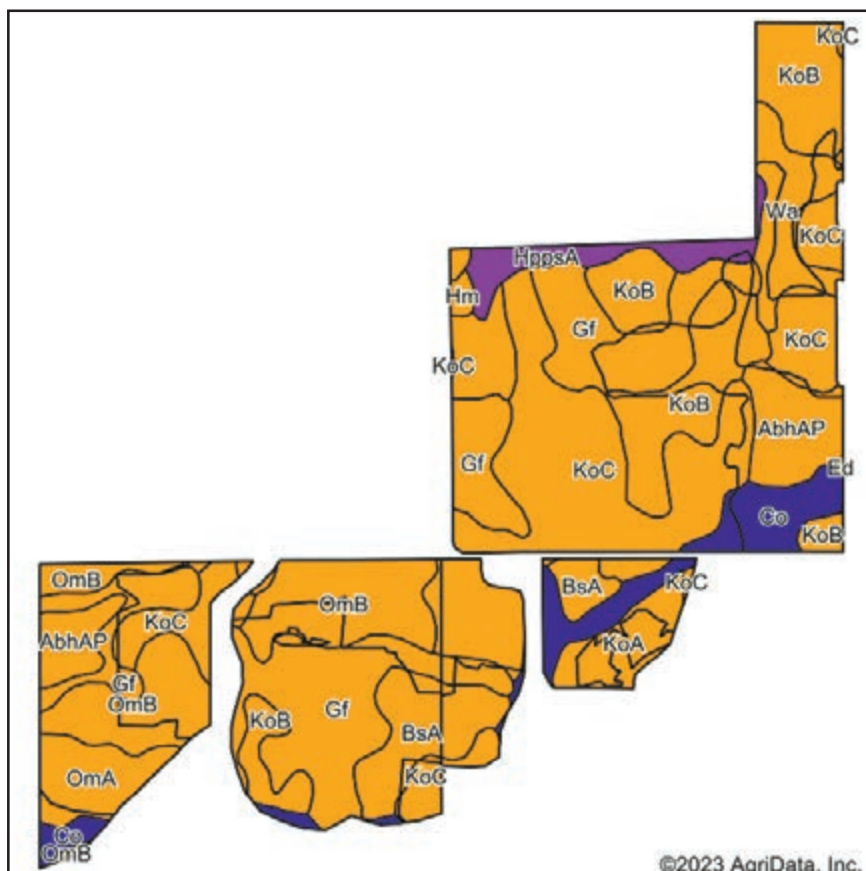
TRACT 6

20 ACRES all tillable.



TRACT 5 BUILDING

Soils Map



State: **Indiana**
 County: **Fulton**
 Location: **25-31N-2E**
 Township: **Richland**
 Acres: **111.7**
 Date: **10/3/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IN049, Soil Area Version: 25											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
KoC	Kosciusko-Ormas complex, 6 to 12 percent slopes	26.56	23.8%		IIIe	82	3	6	29	41	44
Gf	Gilford fine sandy loam, 0 to 2 percent slopes, gravelly subsoil	22.21	19.9%		IIIw	150	5	10	42	60	53
KoB	Kosciusko-Ormas complex, 2 to 6 percent slopes	15.40	13.8%		IIIe	91	3	6	32	45	46
OmB	Ormas loamy sand, 2 to 6 percent slopes	12.34	11.0%		IIIe	90	3	6	32	45	37
AbhAP	Adrian muck, drained, prairie peninsula, 0 to 1 percent slopes	8.39	7.5%		IIIw	144	5	10	40	58	85
Co	Cohoctah fine sandy loam, occasionally flooded	6.48	5.8%		IIw						62
BsA	Branch loamy sand, 0 to 2 percent slopes	6.07	5.4%		IIIIs	126	5	8	44	57	39
Wa	Walkill silt loam	4.27	3.8%		IIIw	175	6	12	49	70	81
OmA	Ormas loamy sand, 0 to 2 percent slopes	3.47	3.1%		IIIIs	90	3	6	32	45	34
KoA	Kosciusko-Ormas complex, 0 to 2 percent slopes	3.13	2.8%		IIIIs	91	3	6	32	45	46
HppsA	Houghton muck, undrained, prairie peninsula, 0 to 1 percent slopes	3.00	2.7%		Vw						35
Hm	Houghton muck, drained	0.38	0.3%		IIIw	159	5	11	42	64	91
Weighted Average					3.00	102.1	3.5	6.9	32.5	45.9	*n 50.2

*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.

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.

HAHN AUCTIONEERS, INC.

1203 E. Market St.
Nappanee, IN 46550



TERMS and CONDITIONS

PROCEDURE: The property will be offered in 6 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.

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 January 12, 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.

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.