

# AUCTION

**Monday, December 4, 2023**

**Starting at 6:00 p.m.**

Located north of Syracuse, Ind. on  
St. Rd. 13 to US 6, then east 5 miles to CR 43  
or west of Ligonier on US 6 to CR 43 to

**71772 CR 43  
Syracuse, IN 46567**

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

**House  
Buildings  
120 Acres**

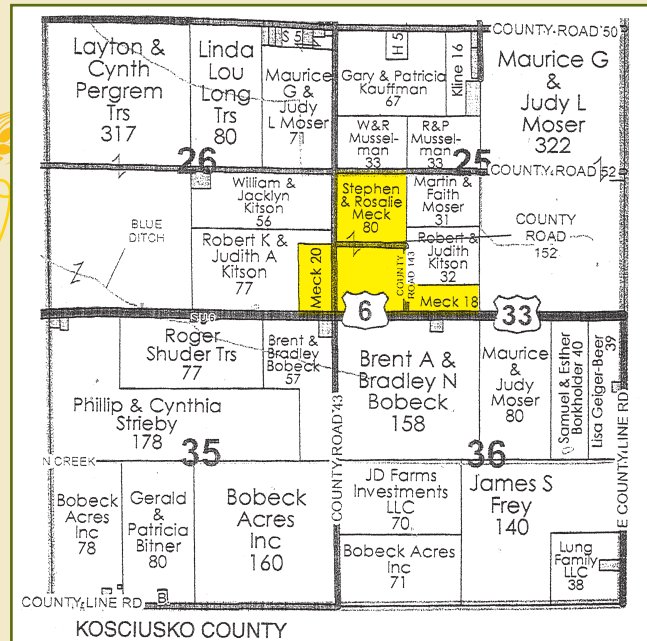
**9 Tracts**

**House, Building and 3 Acres**

**5-27 Acre Parcels**

**Building Sites – Farmland**

**~ Fairfield Schools ~**



**OPEN HOUSE**

**Monday,  
November 20  
4:00-6:00 pm**

**Stephen R. Meck, deceased  
Rosalie K. Meck Trust  
Owner**



**HAHN**

**HahnAuctioneers.com**

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

**Jason Hahn  
(574) 536-7682**

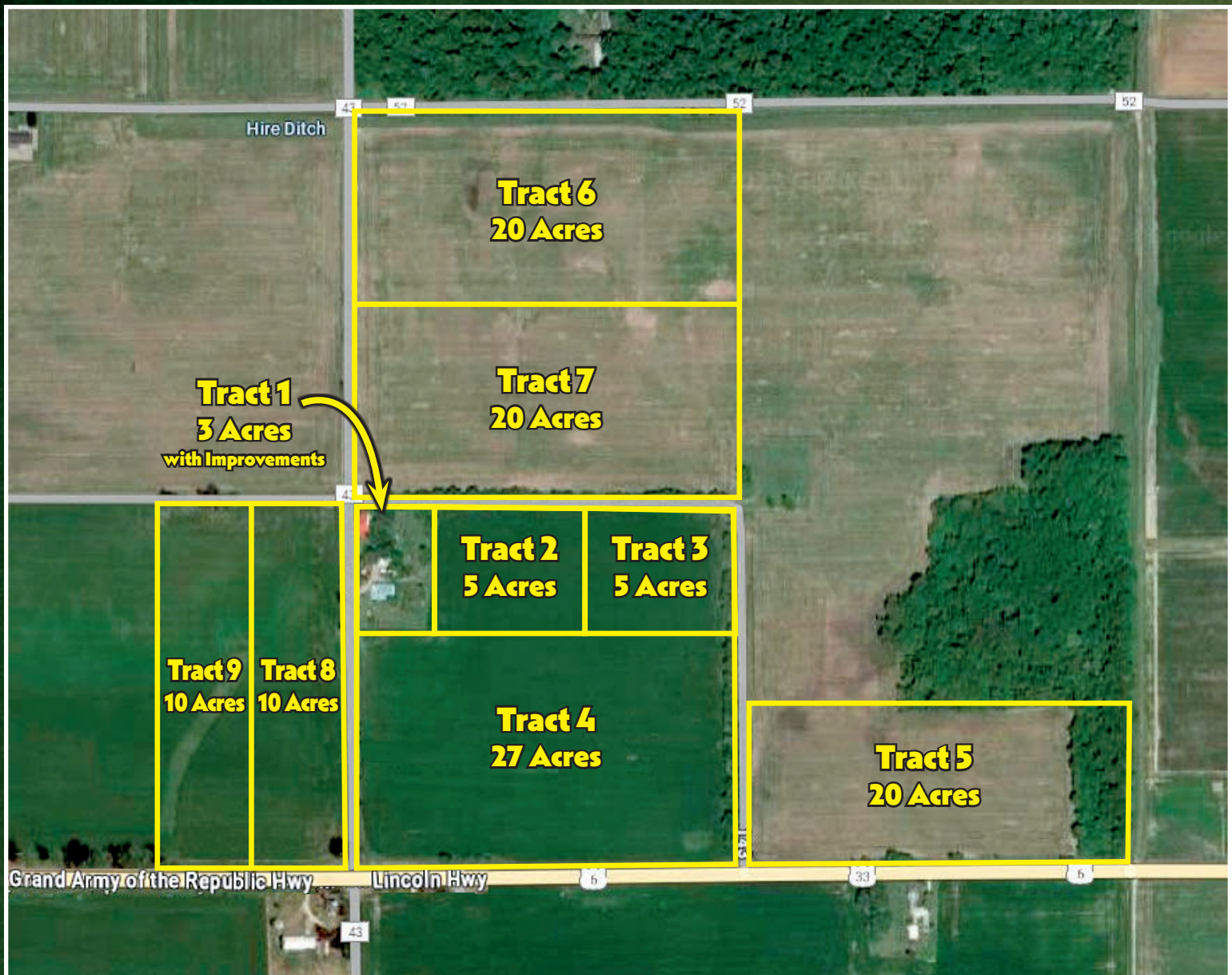
**Office (574) 773-8445 • Nappanee, IN**



AC39800021

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





### TRACT 1

3,552 sq. ft. house on 3 acres with outbuildings and a 54 x 72 pole barn. House includes 1 full bath, large kitchen and dining room (refrigerator and stove included), living room and family room. Upstairs is unfinished but could have 3 bedrooms and bath. Newer gas FA furnace plus AC and two wood burners.

**Taxes:** Approximately \$2,400 per year.

### TRACT 2

5 acres, potential building site, frontage on CR 152.

### TRACT 3

5 acres, potential building site, frontage on CR 152.

### TRACT 4

27 acres all tillable, frontage on US 6 and CR 43.

### TRACT 5

20 acres with frontage on US 6 and approximately 3 acres of woods.

### TRACT 6

20 acres with frontage on CR 43 and CR 52, all tillable.

### TRACT 7

20 acres with frontage on CR 43, all tillable.

### TRACT 8

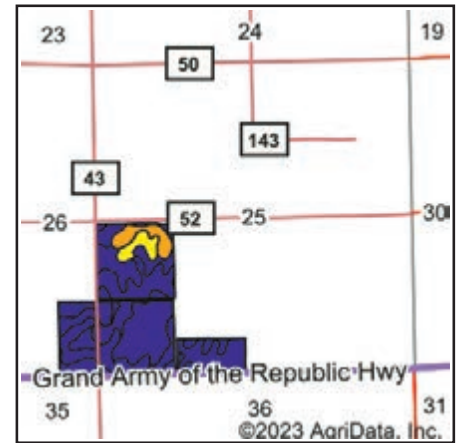
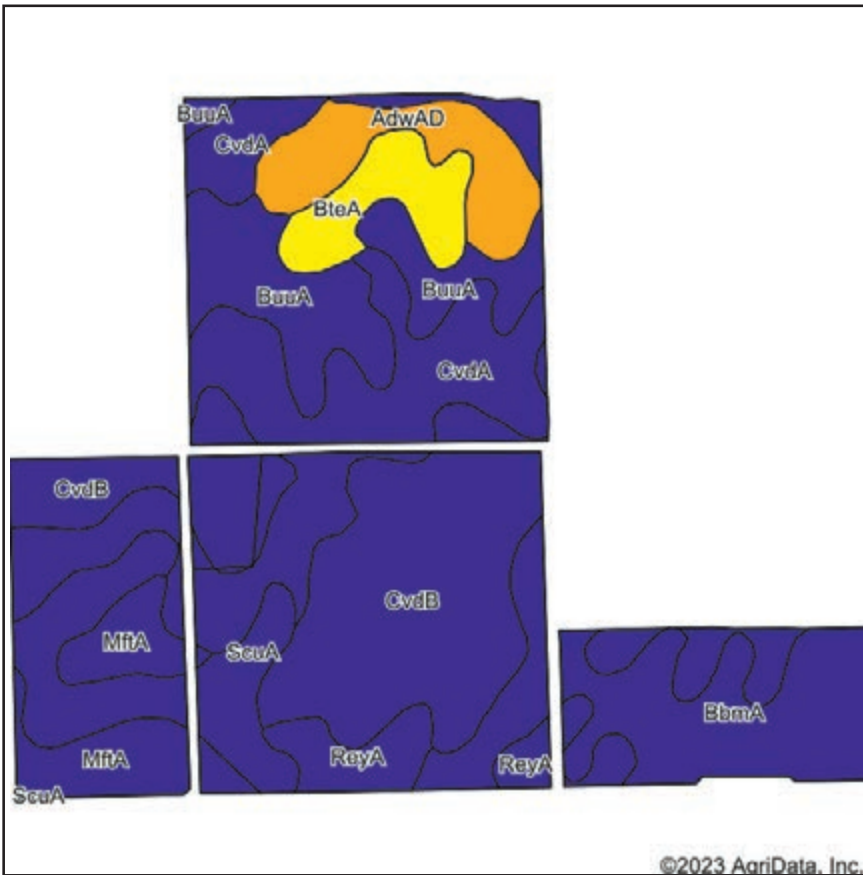
10 acres all tillable with frontage on CR 152 and US 6.

### TRACT 9

10 acres all tillable with frontage on CR 152 and US 6.

\* Developmental variances for construction can be obtained for an unimproved/non-maintained road.

## Soils Map



State: **Indiana**  
 County: **Elkhart**  
 Location: **25-35N-7E**  
 Township: **Benton**  
 Acres: **107.69**  
 Date: **10/3/2023**

Maps Provided By:  
  
 CUSTOMER-ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IN039, 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	Oats Bu	Pasture AUM	Soybeans Bu	Sugar beets Tons	Winter wheat Bu	*n NCCPI Soybeans
CvdB	Crosier loam, 1 to 4 percent slopes	25.72	23.9%		Ille	155		5		10	50		69	57
CvdA	Crosier loam, 0 to 1 percent slopes	21.26	19.7%		Ilw	154		5		10	50		69	56
BbmA	Baugo silt loam, 0 to 1 percent slopes	14.63	13.6%		Ilw	154		5		10	50		69	58
BuuA	Brookston loam, 0 to 1 percent slopes	14.45	13.4%		Ilw	172		6		12	49		70	74
ScuA	Sebewa loam, drained, 0 to 1 percent slopes	9.02	8.4%		Ilw	133		4		9	37		65	71
MftA	Matherton loam, 0 to 1 percent slopes	6.76	6.3%		Ilw	116	16	4	61	8	35	17	52	60
AdwAD	Adrian muck, drained, disintegration moraine, 0 to 1 percent slopes	6.47	6.0%		Illw	144		5		10	40		58	85
ReyA	Rensselaer loam, 0 to 1 percent slopes	4.73	4.4%		Ilw	167		6		11	49		68	81
BteA	Brems loamy sand, 0 to 1 percent slopes	4.65	4.3%		IVs	93		3		6	32		43	29
Weighted Average					2.15	149.8	1	4.9	3.8	9.9	46.4	1.1	65.9	*n 62.1

\*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 9 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: 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.

**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.