

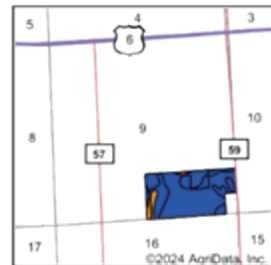
JENNINGS FARM LAND AUCTION

75.14 Acres

PROPERTY LOCATION: 2 mile west of Butler, Ind. on US 6 to CR 59, then south 1½ miles to property. Watch for signs.

AUCTION LOCATION: American Legion Post 202 - 118 N. Broadway, Butler, IN 46721 (Intersection of US 6 and St. Rd. 1)

Tuesday, February 20, 2024 • 6:00 p.m.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c'	Com Bu	Com silage Tons	Gross legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	% NCCPI Soybeans	
BaB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	49.47	64.6%		Ba	137	17		5	6	50	54	45
Pe	Pewamo silty clay	22.48	29.4%		Pe	155	22		5	10	42	62	59
Hc	Houghton muck, drained	4.61	6.0%		Hc	159			5	11	42	64	91
Weighted Average		2.66	143.6	17.4					5	9.4	47.2	57	% 51.9

'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.

State: **Indiana**
County: **DeKalb**
Location: **9-34N-14E**
Township: **Wilmington**
Acres: **76.56**
Date: **1/2/2024**

This is a very nice 75.14 acre tract of land with road frontage on CR 59. Approximately 69 acres are tillable and will be available to the new buyer for the 2024 crop year.

All 2023 real estate taxes paid by seller. All 2024 due 2025 to be paid by buyer. Approximately \$1,564.90 per year. Parcel #15-07-09-400-002.

REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The property will be sold 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 April 2, 2024.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

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.

Jennings Family Trust



HAHN

HahnAuctioneers.com

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

Jason Hahn
(574) 536-7682

Office (574) 773-8445 • Nappanee, IN



AC39800021

Brian Wutrich
Sale Manager

(574) 268-4940 - Milford, IN