

Schalliol Family Farm Real Estate Auction

158
Total Acres
*Offered in
4 Parcels*

PROPERTY LOCATION: Approximately 4 miles south of Elkhart, Ind. on St. Rd. 19 to CR 28, the west into St. Joseph County (Kern Road) 4 miles to Beech Rd., then south ½ mile **OR** 3 miles south of Mishawaka, Ind. on St. Rd. 331 to Kern Road, then east 5 miles to Beech Road, then south ½ mile at...

61309 Beech Road, Mishawaka, Ind. 46544

— AUCTION LOCATION —

**Nelson's Banquet Hall, The Blue Teal Room
600 Maple Lane, Wakarusa, Ind. 46573.**

Penn-Harris-Madison Schools

**6 miles from
Mishawaka & Elkhart
8 miles from Wakarusa**

Monday, March 11, 2024 • 6:00 p.m.



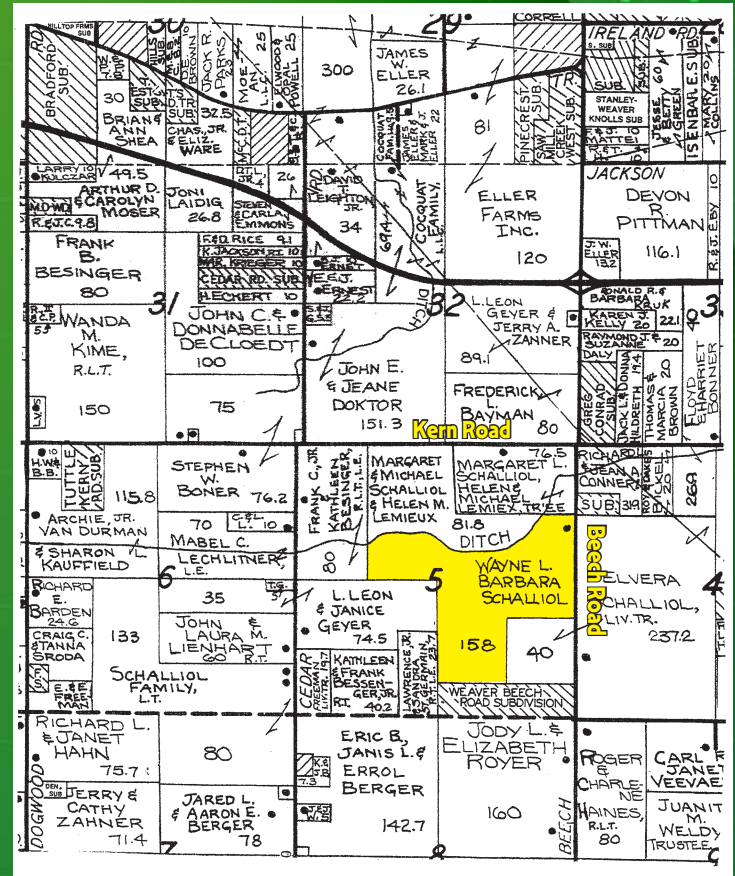
Inspection & Open House
Monday, February 26
4:00-6:00 pm

Tract #1 - House, Pole Barn and 22.23 Acres

Tract #2 - 23.15 Acres Bare Land

Tract #3 - 81.5 Acres Bare Land

Tract #4 - 31.4 Acres Wooded Swing Tract



**The Former Property of
Wayne L. & Barbara J. Schalliol,
deceased**

**Julie L. Schalliol &
Laurie A. Balla, Owners**



HAHN

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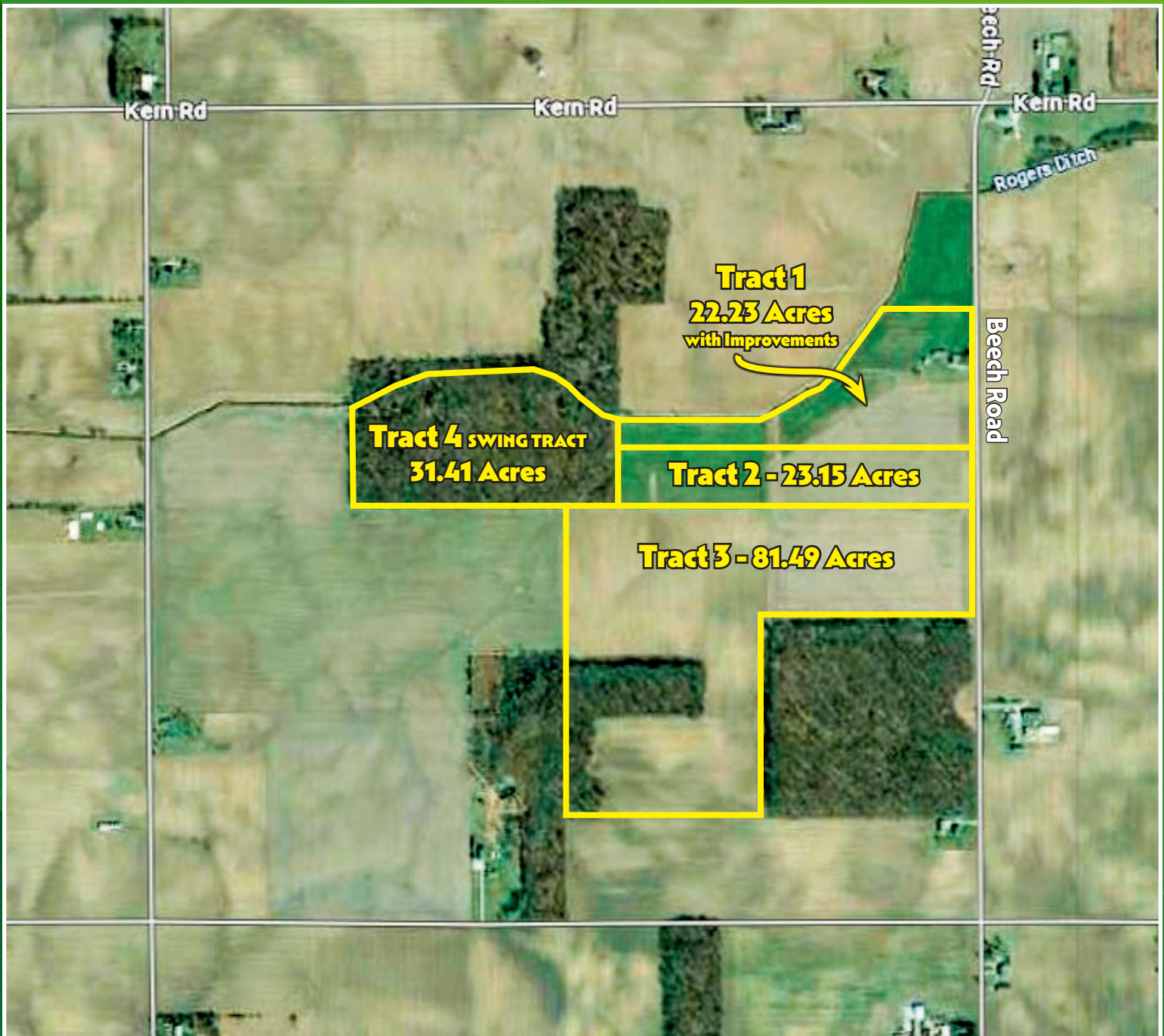
General Information

TRACT 1: Approximately **22.2 Acres** nearly 100% tillable except road ditch and building site. The ranch house is approximately 1,472 sq. ft. with a full basement, three bedrooms, fireplaces, two full baths, electric baseboard heat and window air conditioners. The house was built approximately 1966. The 30' x 80' pole barn has a concrete floor and a newer roof. There is also a grain bin with a dryer. This tract goes all the way back to Parcel #4 (the swing tract woods).

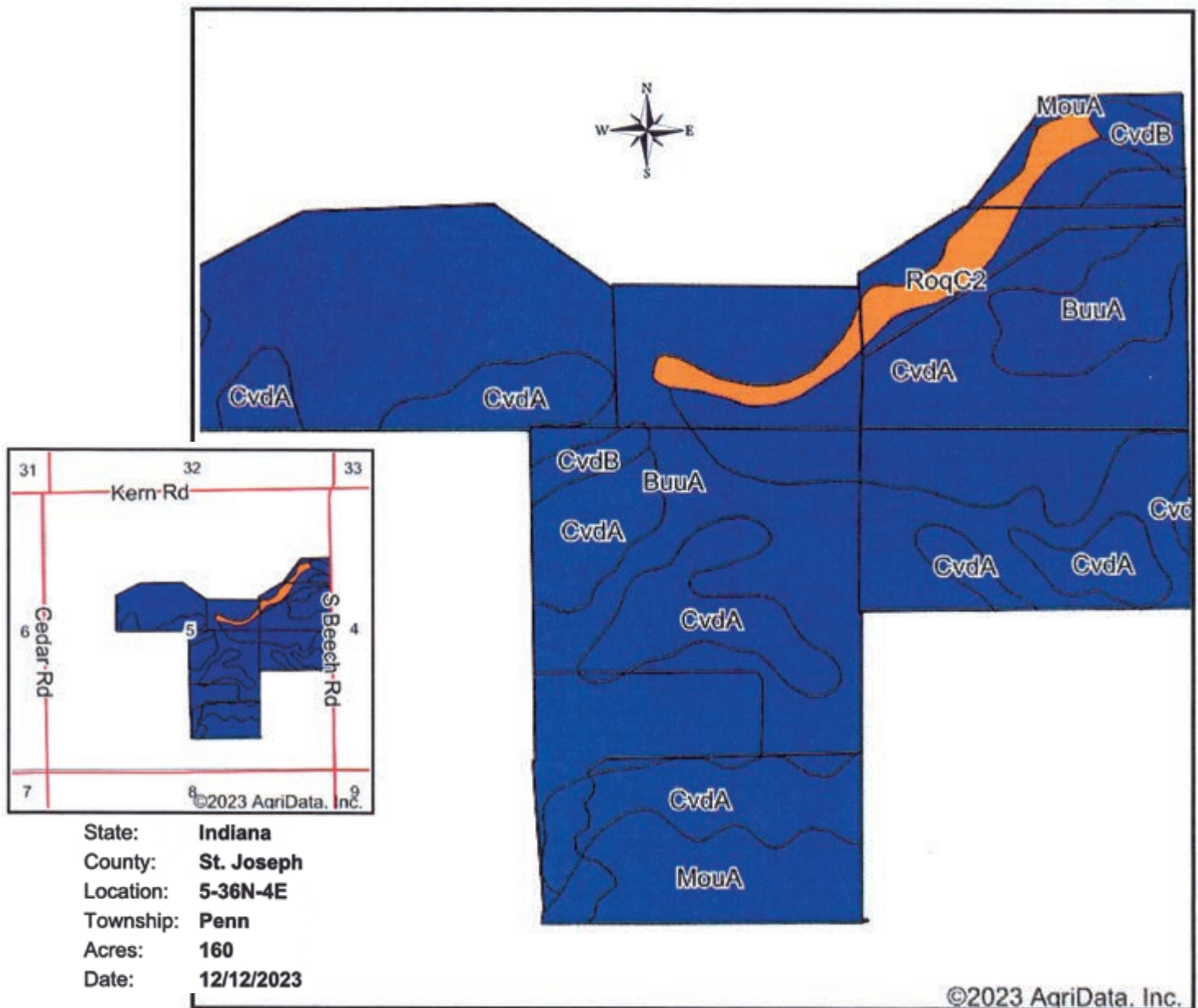
TRACT 2: Approximately **23.15 Acres** nearly 100% tillable with approximately 425' of Beech Road frontage.

TRACT 3: Approximately **81.5 Acres** of bare land. Approximately 69 acres are tillable and much of the wooded area is in certified forest.

TRACT 4 SWING TRACT: This is approximately **31.4 Acres** of wooded land in certified forest that has been selectively harvested in the last few years. Tracts 1, 2 and 3 all have access to this swing tract.



Soils Map



Area Symbol: IN141, Soil Area Version: 27											
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
BuuA	Brookston loam, 0 to 1 percent slopes	77.69	48.6%		Ilw	172	6	12	49	70	74
CvdA	Crosier loam, 0 to 1 percent slopes	62.46	39.0%		Ilw	154	5	10	50	69	56
MouA	Milford silty clay loam, 0 to 1 percent slopes	11.04	6.9%		Ilw	161	5	11	45	65	71
RoqC2	Riddles-Metea complex, 5 to 10 percent slopes, eroded	5.79	3.6%		Ille	114	4	7	40	57	51
CvdB	Crosier loam, 1 to 4 percent slopes	3.02	1.9%		Ile	155	5	10	50	69	57
Weighted Average					2.04	161.8	5.4	10.9	48.8	68.8	*n 65.6

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

**158
Acres**

with Improvements

TERMS and CONDITIONS

PROCEDURE: The property will be offered in 4 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 April 15, 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 for the 2024 crop year.

REAL ESTATE TAXES: Taxes on all parcels - \$4,734.60.

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.