

Hooley

REAL ESTATE AUCTION

Tuesday, March 26, 2024 • 6 pm

116.65 Acres

5 Tracts

Elkhart County • Jackson Twp.

Fairfield Schools

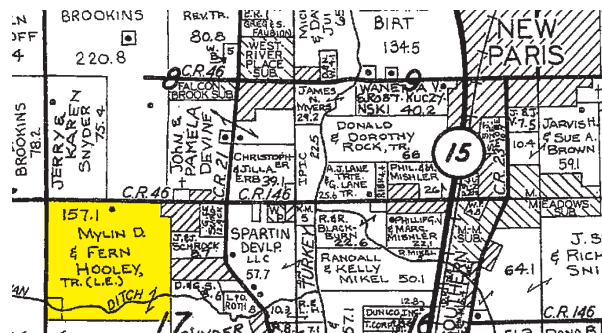
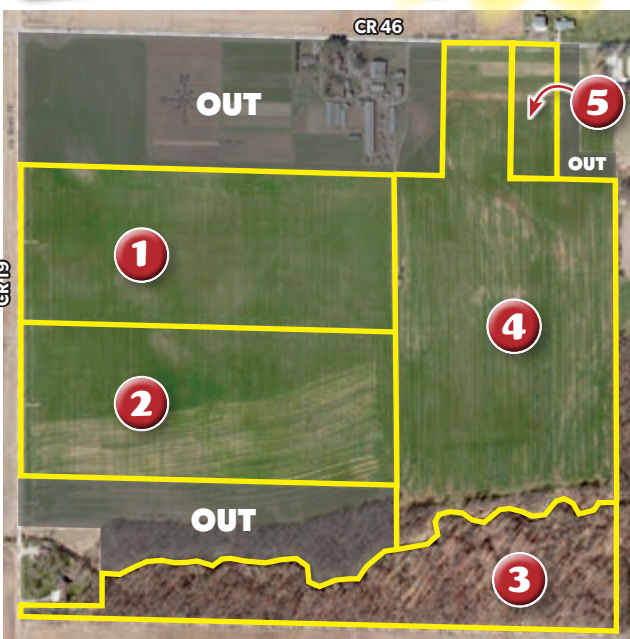
Approx. 95 Acres Tillable

20 Acres All Wooded

Land is Presently Being Farmed Organic

Property location...
West of St. Rd. 15 in
New Paris, Indiana
on CR 46 to
20672 CR 46
New Paris, IN 46553

Auction held at...
Maple Grove
Community Church
20430 CR 46
New Paris, IN 46553



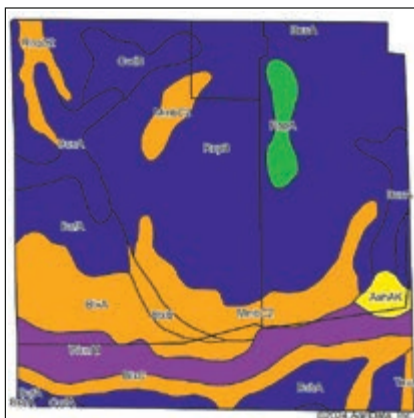
Tract 1: 27.4± acres all tillable with road frontage on CR 19.

Tract 2: 27.4± acres all tillable with road frontage on CR 19.

Tract 3: 20.21± acres all wooded with road frontage on CR 19. North boundary will be the center of the creek.

Tract 4: 38.75± acres nearly all tillable. Approximately 297' of road frontage on CR 46.

Tract 5: 3± acre potential building site. All tillable. 220' of road frontage on CR 46.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
RopB	Riddles-Oshelmo fine sandy loams, 1 to 5 percent slopes	71.01	44.3%	
MmbC2	Miami loam, 5 to 10 percent slopes, eroded	13.60	8.5%	
WcnAl	Waterford loam, 0 to 2 percent slopes, frequently flooded, long duration	13.25	8.3%	
BbA	Bristol loamy sand, 0 to 2 percent slopes	12.35	7.7%	
BsuA	Brookston loam, 0 to 1 percent slopes	10.34	6.4%	

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
Bbc	Bristol loamy sand, 5 to 10 percent slopes	8.44	5.3%	
BshA	Brady sandy loam, 0 to 1 percent slopes	7.94	4.9%	
BuIA	Bronson sandy loam, 0 to 1 percent slopes	7.59	4.7%	
CvdB	Crosier loam, 1 to 4 percent slopes	4.68	2.9%	
RopA	Riddles-Oshelmo fine sandy loams, 0 to 1 percent slopes	3.27	2.0%	
RoqC2	Riddles-Melrose complex, 5 to 10 percent slopes, eroded	3.02	1.9%	

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
AahAK	Abscota loamy sand, 0 to 2 percent slopes, occasionally flooded, brief duration	1.92	1.2%	
BxbB	Bristol loamy sand, 2 to 5 percent slopes	1.84	1.1%	
TauA	Tyner loamy sand, 0 to 1 percent slopes	0.68	0.4%	
CvdA	Crosier loam, 0 to 1 percent slopes	0.34	0.2%	
WobB	Williamstown-Crosier complex, 1 to 5 percent slopes	0.18	0.1%	

TERMS and CONDITIONS

PROCEDURE: The property will be offered in 5 individual parcels or combinations. 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 60 days after presentation of marketable title. **Approximately May 1, 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: End of 2024 crop year. Cash rent split 50/50.

REAL ESTATE TAXES: TBD

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.

Mylin D. and Fern F. Hooley Trust

HAHN

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