

Adam FAMILY FARM REAL ESTATE AUCTION

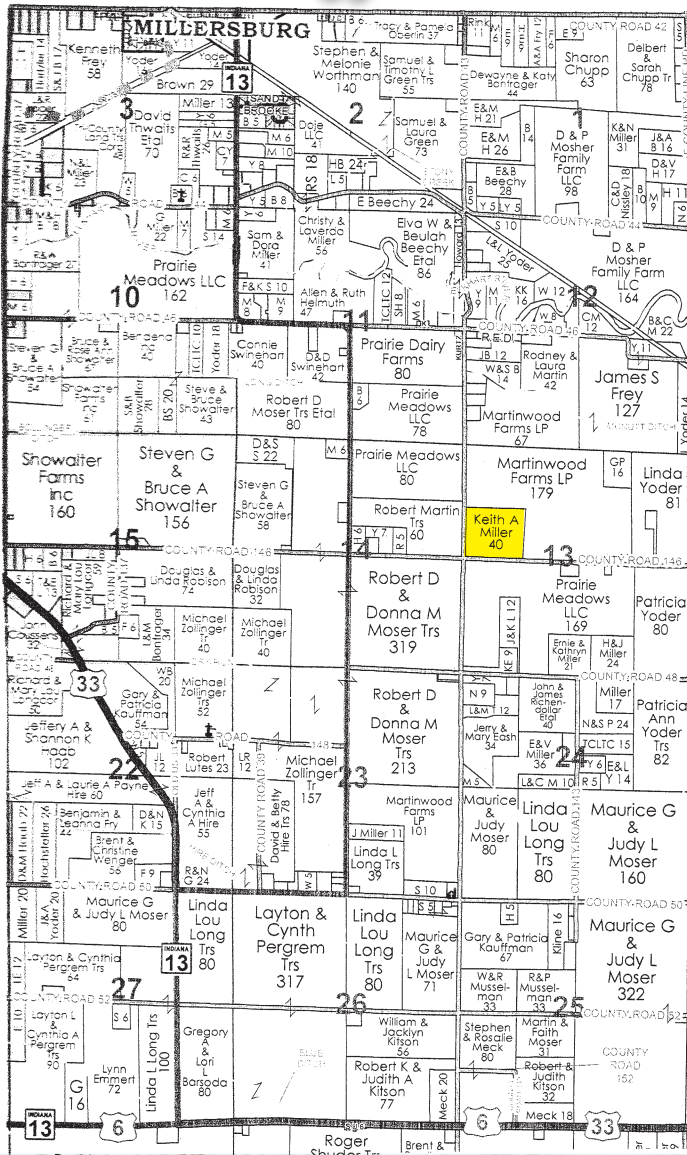
**40 Acres
Total**

5 Varied Parcels
10.5 to 4.3 Acres

Fairfield Schools • Benton Twp.

3 miles from Millersburg

Tuesday, March 12, 2024 • 7:00 p.m.



PROPERTY LOCATION: 2½ miles south of Millersburg, Ind. on St. Rd. 13 to CR 146, then east ¾ mile at

10751 CR 146, Millersburg, Ind. 46543

AUCTION LOCATION: Millersburg Town Hall located 2 blocks west of the Millersburg Town Square at

201 West Washington St., Millersburg, Ind. 46543

Inspection & Open House
Tuesday, February 27

4:00-6:00 pm

*Can't Make the Open House?
Call us for a Showing!*

**Tract #1 -
House, Barn,
Outbuildings
and 10.5 Acres**

**Tract #2 -
9.5 Acres
Bare Land**

**Tract #3 - 6.7
Acres Bare Land**

**Tract #4 - 4.3 Acres
Bare Land**

**Tract #5 - 9 Acres
Bare Land**



HAHN

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**Nathaniel &
Alyssa Adam
Owners**

General Information

PARCEL 1: 10.5 Acres with a large, approx. 2,000 sq. ft. 2-story house and attached garage. The house has a 15'x13' living room, 11'x19' dining room, 12'x19' kitchen, 10'x9½' utility room, 15½'x9' bedroom down and full bath. The upstairs has a full bath and 2 bedrooms (12'x16' & 13'x15'). There is a partial older basement and many of the windows have vinyl replacements. This house is older but it has good bones and appears sound.

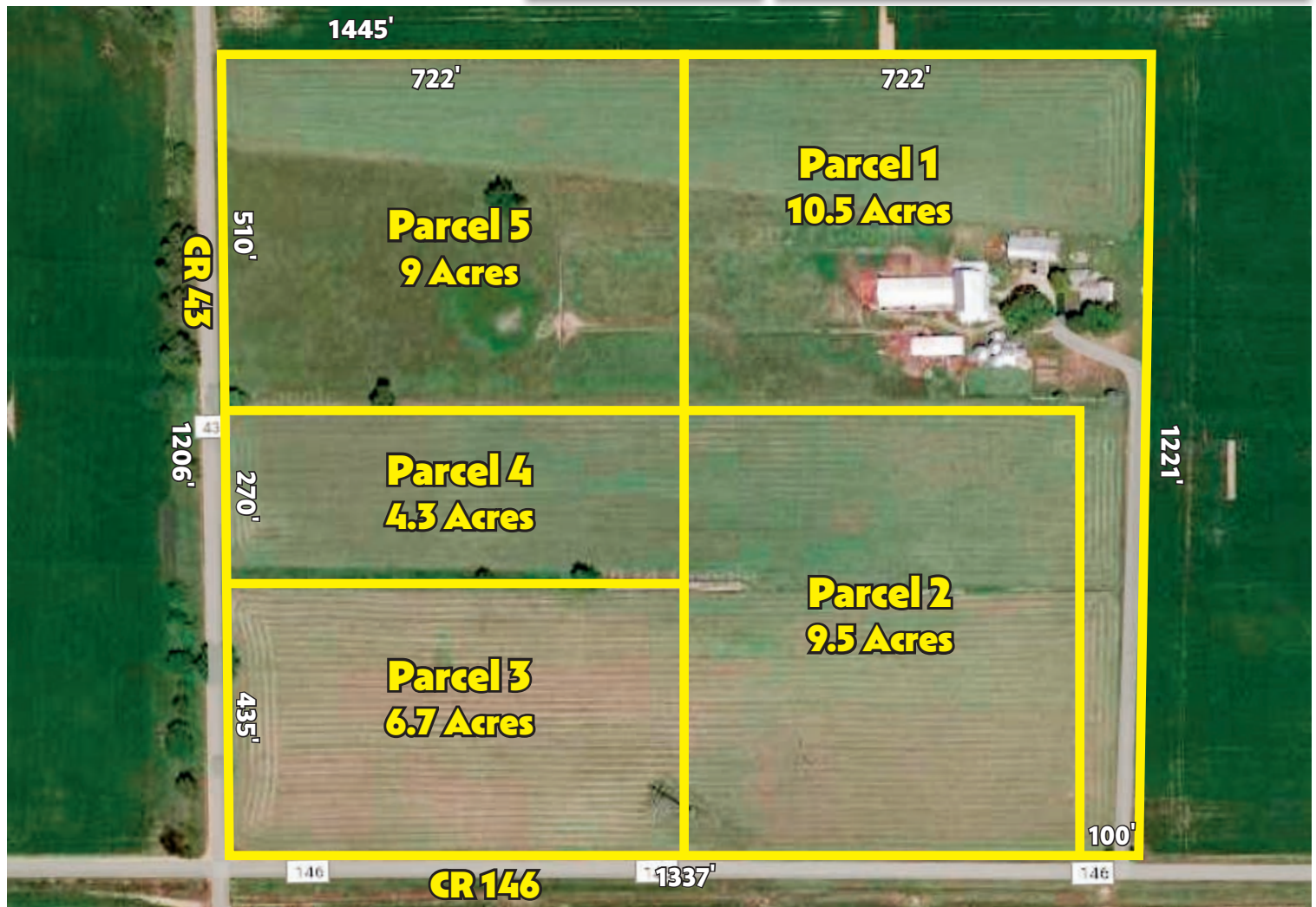
The barn is approx. 40'x60' with a 36'x120' freestall barn attached. There is an open face shop/machinery shed that is 30'x72' and there is also a 26'x72' concrete floor livestock pole barn. There is an older grain leg and small grain bins.

PARCEL 2: Approximately **9.5± Acres** bare land with a power line pole at the far southwest corner.

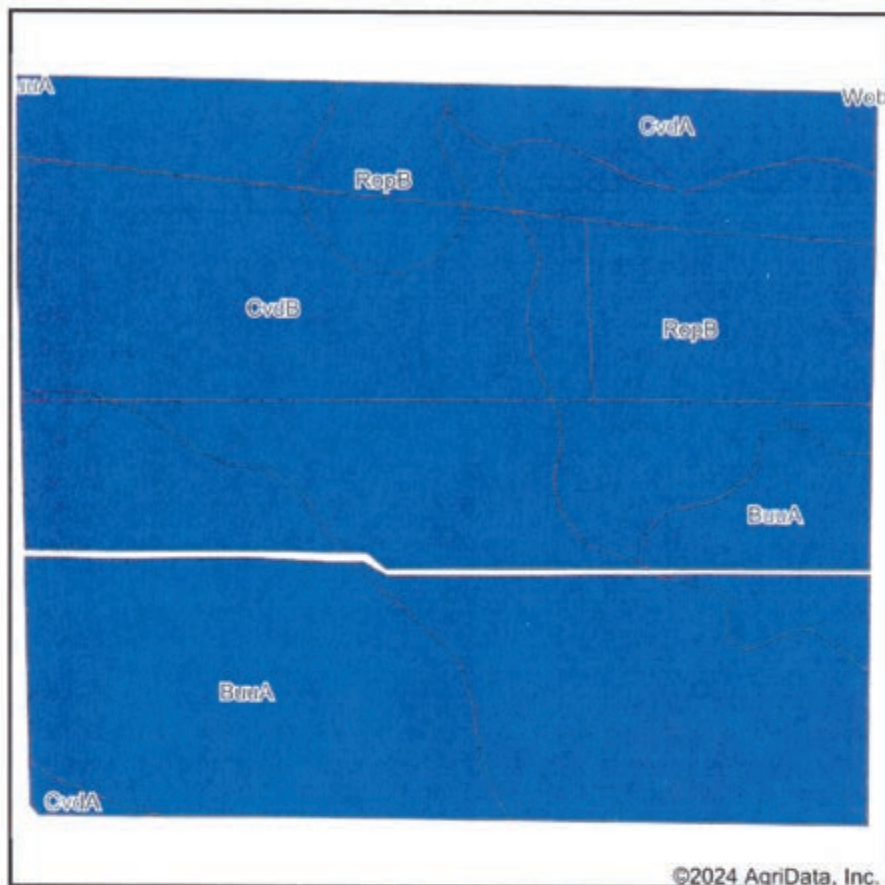
PARCEL 3: Approximately **6.7 Acres** bare land.

PARCEL 4: Approximately **4.3 Acres** bare land.

PARCEL 5: Approximately **9 Acres** bare land.



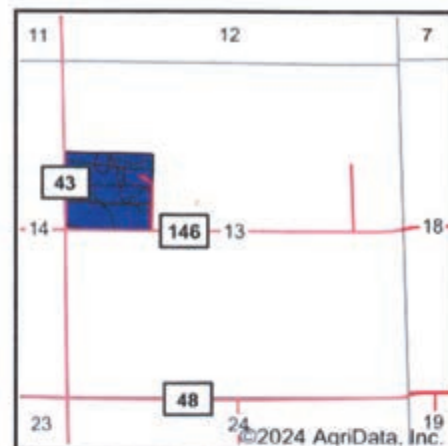
Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: IN039, Soil Area Version: 26

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
CvdB	Crosier loam, 1 to 4 percent slopes	17.06	44.6%		Ile	155	5	10	50	69	57
BuuA	Brookston loam, 0 to 1 percent slopes	10.68	27.9%		Ilw	172	6	12	49	70	74
RepB	Riddles-Oshtemo fine sandy loams, 1 to 5 percent slopes	8.33	21.8%		Ile	125	4	8	44	62	55
CvdA	Crosier loam, 0 to 1 percent slopes	2.15	5.6%		Ilw	154	5	10	50	69	56
Weighted Average					2.00	153.2	5.1	10.1	48.4	67.8	*n 61.3



State: **Indiana**
 County: **Elkhart**
 Location: **13-35N-7E**
 Township: **Benton**
 Acres: **38.22 tillable and buildings**
 Date: **1/24/2024**



AUCTION NOTE: These parcels that the buyer may want to build on will require an administrative subdivision approval and soil borings for a septic prior to construction. Also, this is primarily clay-type soils so the septic system would probably be a mound system.

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



**5 Varied
Parcels**
10.5 to 4.3 Acres

TERMS and CONDITIONS

PROCEDURE: The property will be offered in 5 parcels. There will be open bidding on 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. The price may be adjusted based upon final survey.

SURVEY and CLOSING FEE: Split 50/50 between buyer and seller if needed.

POSSESSION: Available for the 2024 crop year.

REAL ESTATE TAXES: Taxes on all parcels - \$2,443.70.

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.