

MOSTLY TILLABLE **Bare Land Auction**

Monday, March 25, 2024 • 6:00 p.m.

Property Location: 1 mile east of downtown Nappanee, Ind. on US 6 (Market St.), then ¾ mile south on CR 7 (Oakland Ave.) on west side at corner of CR 7 (700 W) and 1300 N. Watch for signs.

Auction Location: DALMAR BANQUET HALL
159 E Lincoln St. • Nappanee, IN 46550

PARCEL 1: 29.5± Acres

Frontage on 700 W

PARCEL 2: 31.4± Acres

Frontage on 700 W

PARCEL 3: 20.8± Acres

Frontage on 700 W

PARCEL 4: 20.8± Acres

Frontage on 700 W

PARCEL 5: 20.8± Acres

Frontage on 700 W

PARCEL 6: 20± Acres

Frontage on 700 W and 1350 N

PARCEL 7: 25.75± Acres

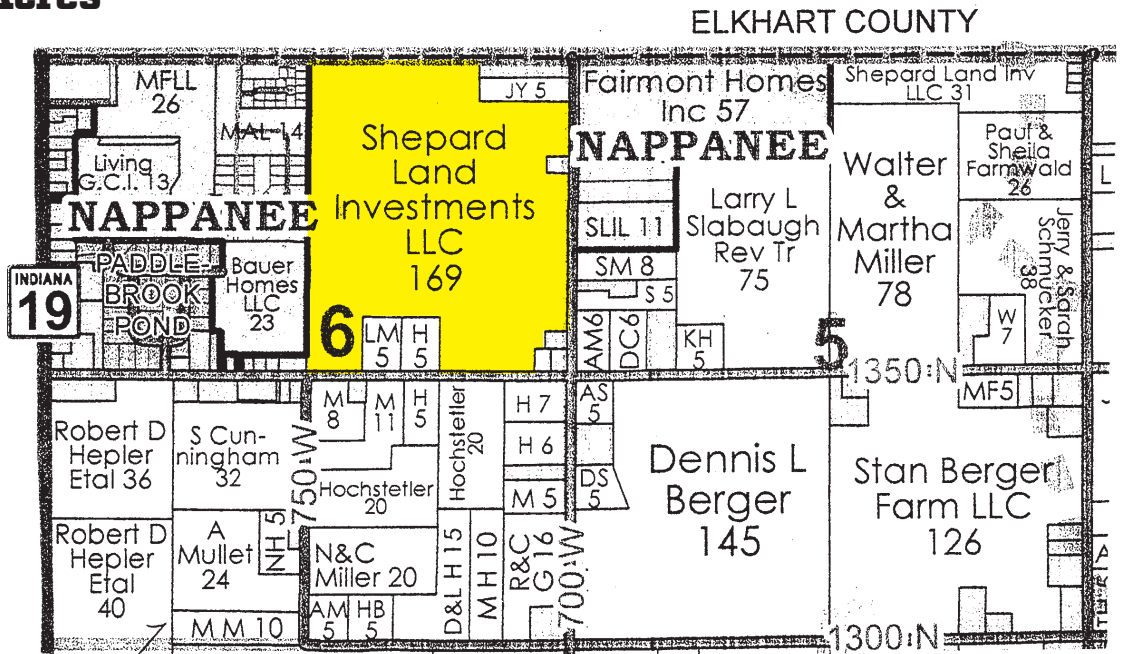
Frontage on 1350 N

169
ACRES

Next to the city of Nappanee, Ind. in 7 Varied Parcels to 20 Acres

Zoned Agriculture City Sewer and Water Across the Road

Don't Miss a Great Opportunity to Acquire Acreage in Kosciusko County



NEXT TO THE CITY OF NAPPANEE, IND.

INVESTMENT OPPORTUNITIES HERE ARE TRULY UNLIMITED!

— Owner —
Shepard Land Investments, LLC



HAHN

HahnAuctioneers.com

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

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(574) 536-7682

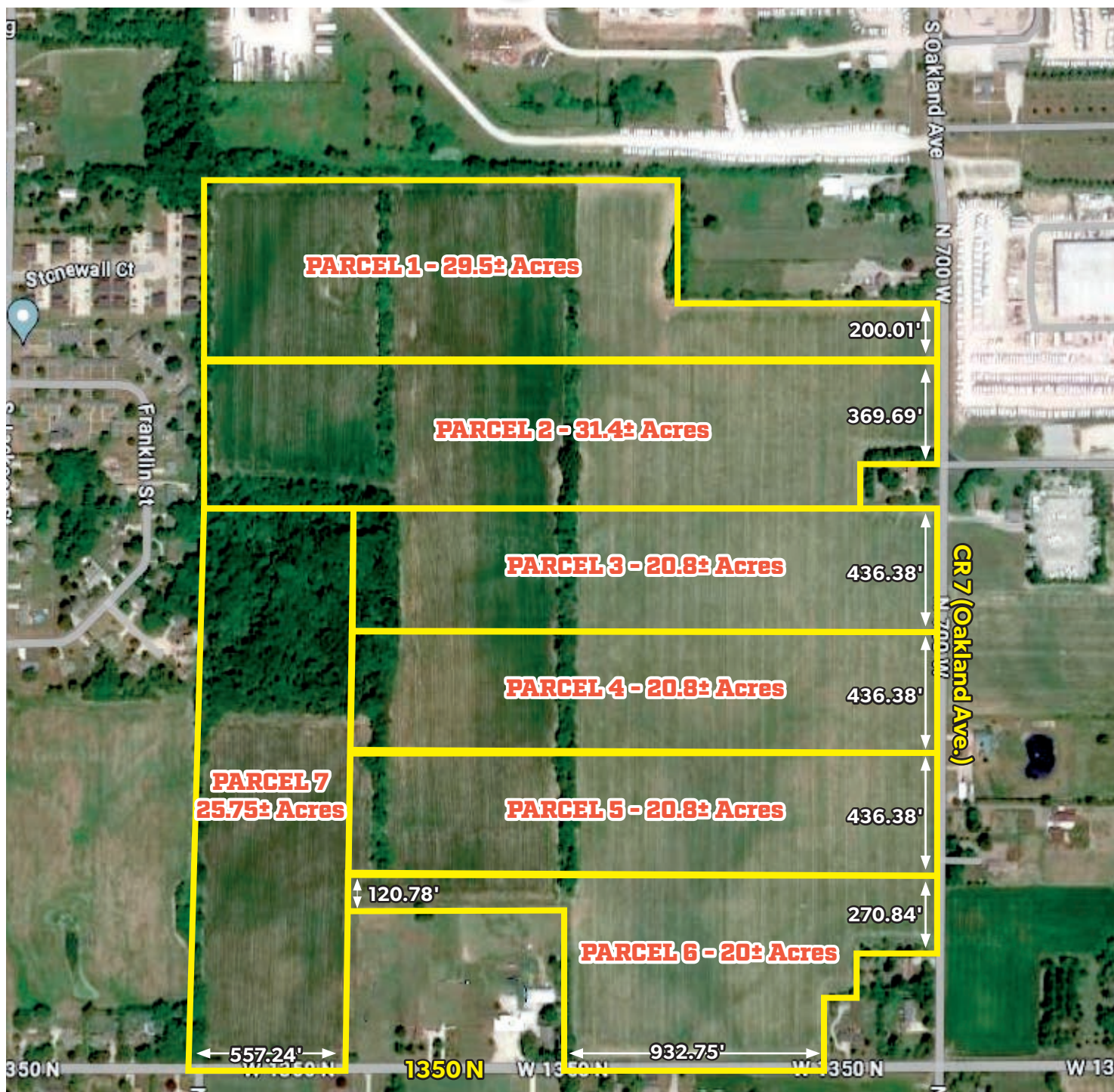


AC39800021

Brian Wutrich
(574) 268-4940 - Milford, IN

Office (574) 773-8445 • Nappanee, IN

Rough Sketch



PARCEL 1: 29.5± Acres All tillable with 200' frontage on 700 W (Oakland Ave.)

PARCEL 2: 31.4± Acres Mostly tillable with frontage on 700 W (Oakland Ave.)

PARCEL 3: 20.8± Acres Mostly tillable with frontage on 700 W (Oakland Ave.)

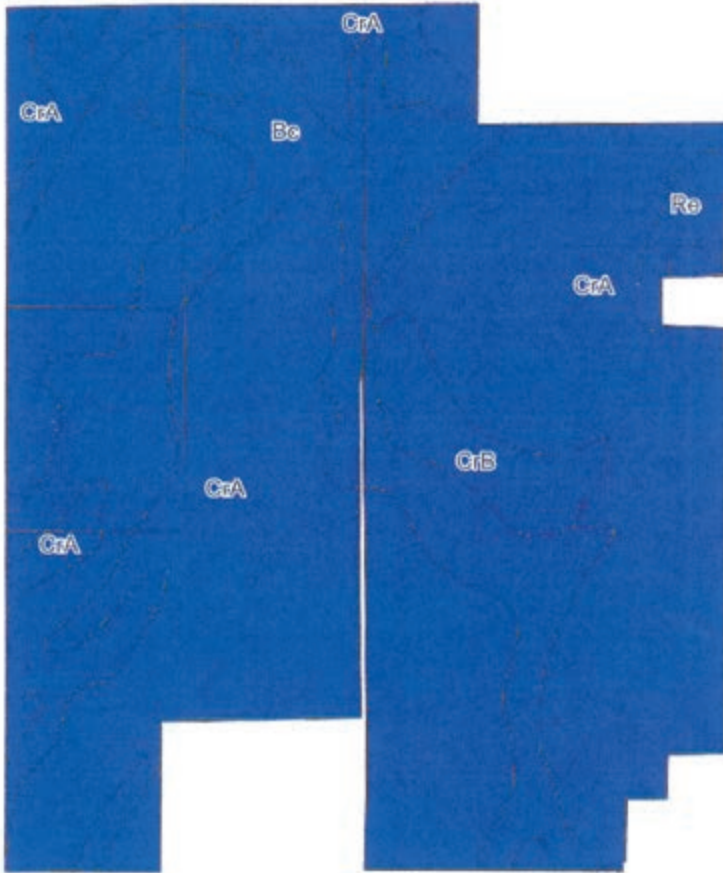
PARCEL 4: 20.8± Acres Mostly tillable with frontage on 700 W (Oakland Ave.)

PARCEL 5: 20.8± Acres Mostly tillable with frontage on 700 W (Oakland Ave.)

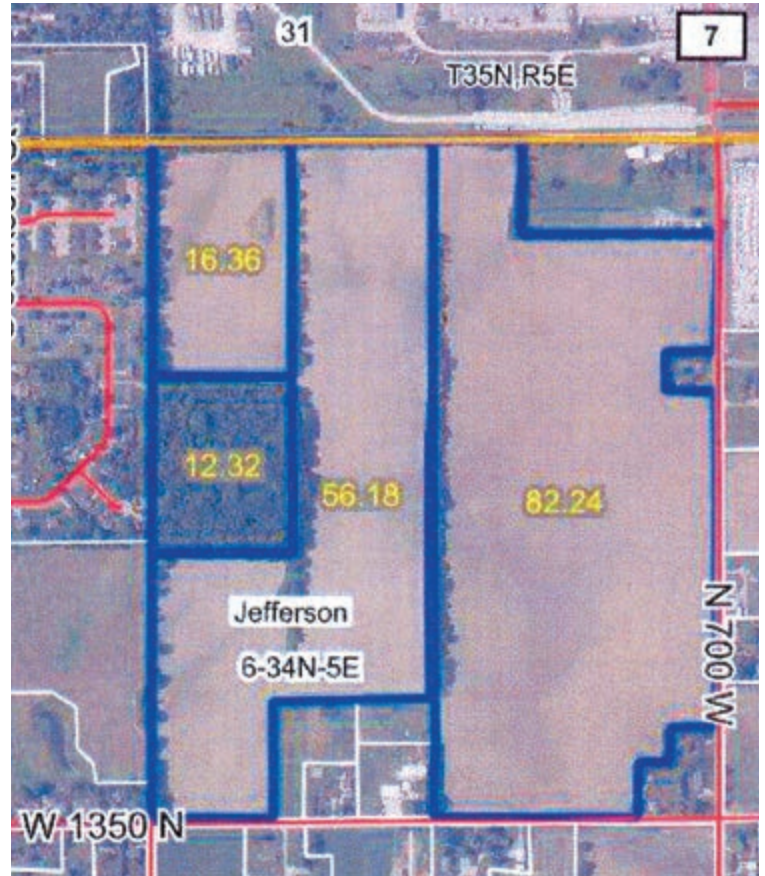
PARCEL 6: 20± Acres Mostly tillable with frontage on 700 W (Oakland Ave.) and 1350 N

PARCEL 7: 25.75± Acres Approx. 15 acres tillable and 10 acres woods with frontage on 1350 N

Soils Map



Aerial Map



Area Symbol: IN085, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Corn silage Tons	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans	
CrA	Crosier loam, 0 to 1 percent slopes	115.63	69.2%		Ilw	154		5	10	50	69	56	
Bc	Barry loam	43.12	25.8%		Ilw	175	23	6	12	49	70	71	
CrB	Crosier loam, 1 to 4 percent slopes	5.97	3.6%		Ile	155		5	10	50	69	57	
Re	Rensselaer loam, 0 to 1 percent slopes	2.38	1.4%		Ilw	167		6	11	49	68	81	
Weighted Average						2.00	159.6	5.9	5.3	10.5	49.7	69.2	*n 60.3

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

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.



TO BE OFFERED IN 7 PARCELS
The Opportunity You've Been Waiting For!

HAHN AUCTIONEERS, INC.

1203 E. Market St.
Nappanee, IN 46550

169
ACRES

**TO BE OFFERED
IN 7 PARCELS**

TERMS and CONDITIONS

PROCEDURE: The property will be offered in 7 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: After the auction. Buyer will be able to farm the land or rent it for 2024.

REAL ESTATE TAXES: \$3,579.48 or \$21.20 per acre.

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.



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