

# Todd LAND AUCTION

Monday, April 29, 2024 • 6 pm

## Property location...

East of Ligonier, Ind. on US 6 to 450 W, then north 1½ miles. Farm is located between 450 W and 400 W, south of 900 N.

## Auction held at...

The Ligonier United Methodist Crosswalk Facilities  
468 Townline Rd.  
Ligonier, IN 46767

Note: Survey stakes will be up approximately one week prior to the auction.

64.74 Acres  
6 Tracts

Each Tract is 10.79 Acres Each

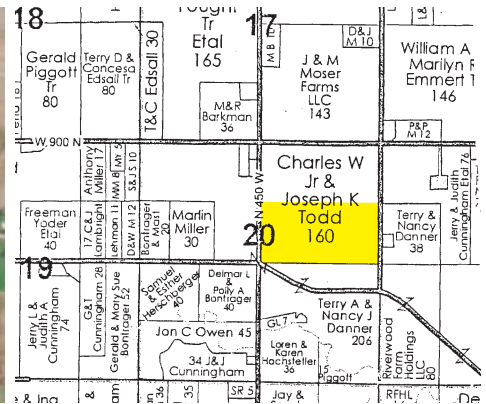
All Potential Building Sites

All Have Tillable and Woods

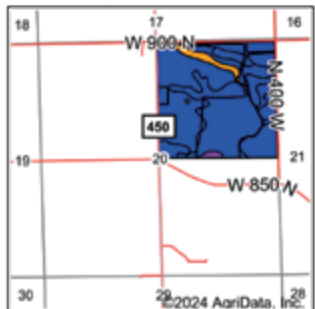
Noble County

West Noble Schools

South of Topeka, IN



## Soils Map



State: Indiana Township: Elkhart  
County: Noble Acres: 159.93  
Location: 20-35N-9E Date: 1/24/2024

Code	Soil Description	Acres	Percent of total	Non-ir Class Legend	Non-ir Class %	Corn Bu	Soybeans Bu	
CrA	Crozier loam, 0 to 2 percent slopes	74.34	46.5%			154	50	
Mn	Milford silty clay loam, 0 to 2 percent slopes	45.20	28.3%			154	43	
Br	Brookston silt loam	15.17	9.5%			175	49	
Re	Ransseler loam, 0 to 1 percent slopes	11.25	7.0%			167	49	
MIC2	Miami loam, 6 to 12 percent slopes, eroded	5.35	3.3%			135	47	
MIB2	Miami loam, 2 to 6 percent slopes, eroded	4.35	2.7%			143	49	
Au	Aubbeensubee fine sandy loam	2.82	1.8%			140	46	
HppnA	Houghton muck, disintegration moraine, 0 to 2 percent slopes	1.45	0.9%					
Weighted Average						2.06	154.3	47.2

## TERMS and CONDITIONS

**PROCEDURE:** The property will be offered in 6 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 June 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, if needed, to determine new legal descriptions.

**POSSESSION:** End of 2024 crop year.

**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.

**Joseph K. Todd,**  
Owner



**HAHN**  
HahnAuctioneers.com

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

Jason Hahn  
(574) 536-7682

Office (574) 773-8445 • Nappanee, IN



AC39800021

Brian Wuthrich  
Sale Manager  
(574) 268-4940 - Milford, IN