

Land Auction

Monday, Aug. 19, 2024 • 6:00 pm

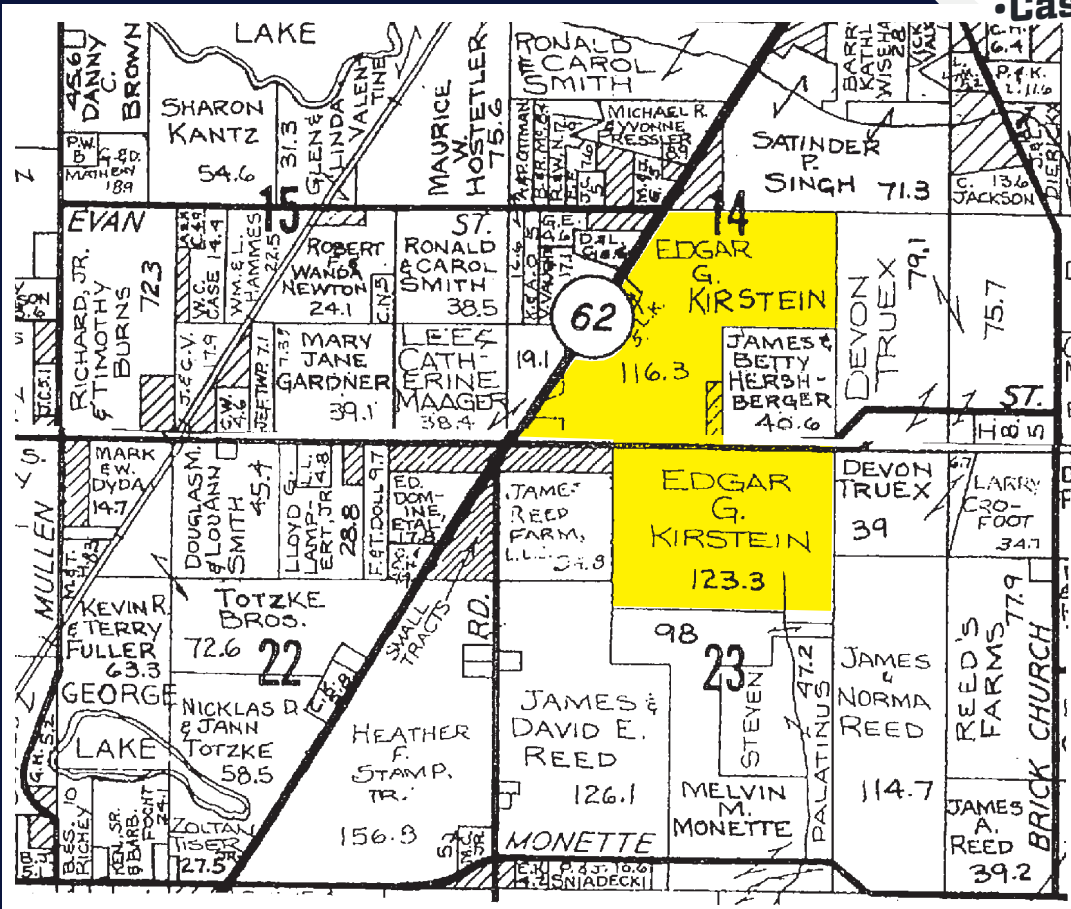
Property Location: 23741 Jefferson Center St., Cassopolis, Michigan. Located approximately 10 miles north of the Indiana State Line.

Directions: 4 ½ miles east of Edwardsburg, Michigan on M-62 or 4 ½ miles west of Cassopolis, Michigan on M-62 to Jefferson Center St.

Auction Location: Jefferson Township Hall,
24725 Jefferson Center St., Cassopolis, MI (north of Property)

**241
ACRES**

- 6 Tracts • 20-76.7 Acre Tracts
- Road Frontage on M-62 and Jefferson Center Street
- Cass County, Michigan
- Jefferson Twp.



120 Acres Tillable

**121 Acres of
Woods/Recreation**

**Don't Miss a
Great Opportunity
to Acquire
Acreage in Cass
County Michigan**

Farm Open House:
Thursday, August 1
from 4:00 to 6:00 p.m.
or walk through anytime

**— Owner —
Edgar G. Kirstein Trust**



HAHN

HahnAuctioneers.com

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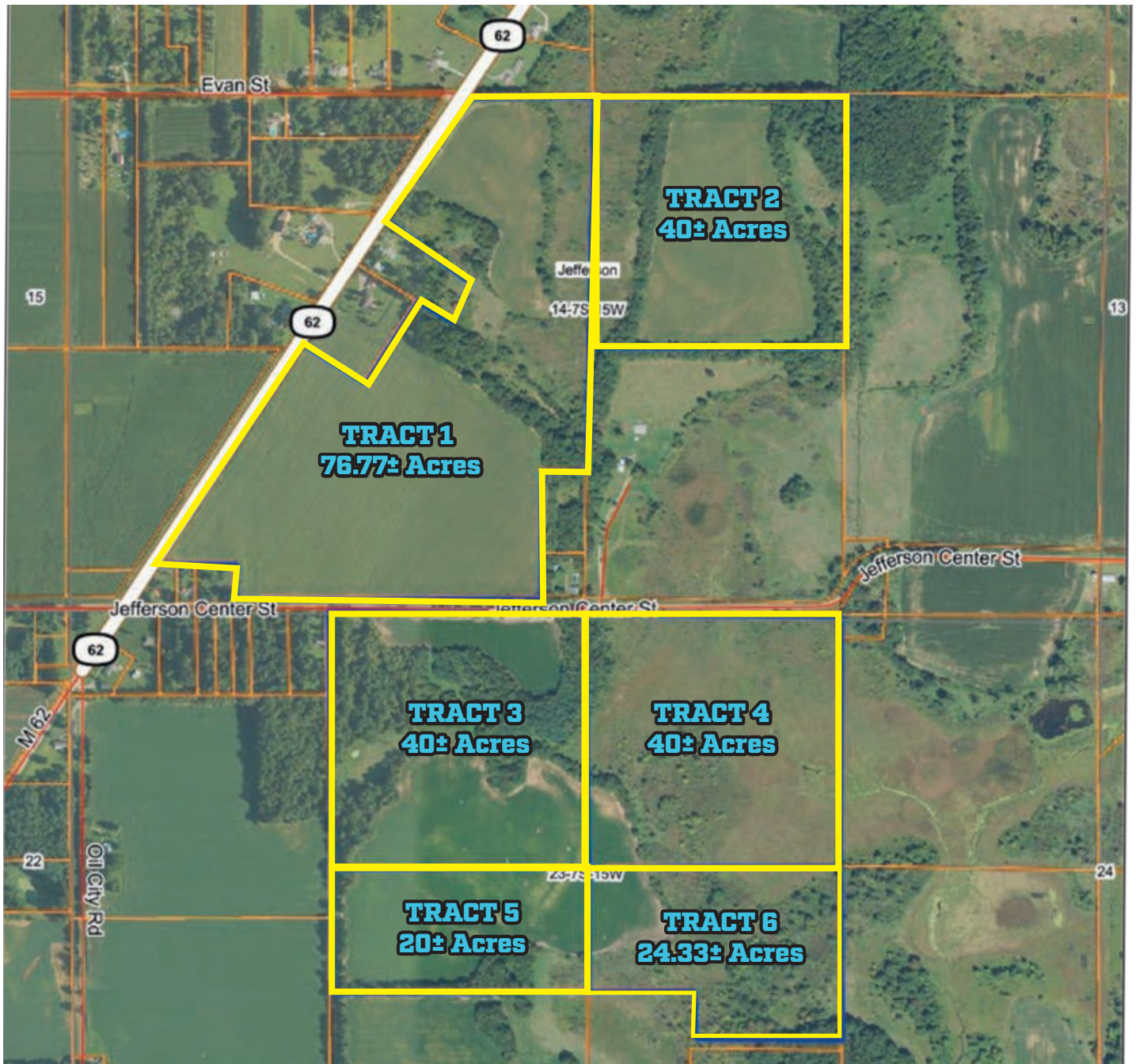
Office (574) 773-8445 • Nappanee, IN



AC39800021

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

Rough Sketch



TRACT 1: 76.77± Acres

56 acres tillable, remaining woods and recreation land

TRACT 2: 40± Acres

22.21 tillable, remaining woods and recreation land. Swing tract. Must be purchased by the buyer of Tract 1 or another adjoining land owner

TRACT 3: 40± Acres

Approx. 20 acres tillable, remaining woods. This tract also has an older home and lean-to building. House is not habitable at this time.

TRACT 4: 40± Acres

Nearly all woods and recreation land. A small amount of tillable in back corner

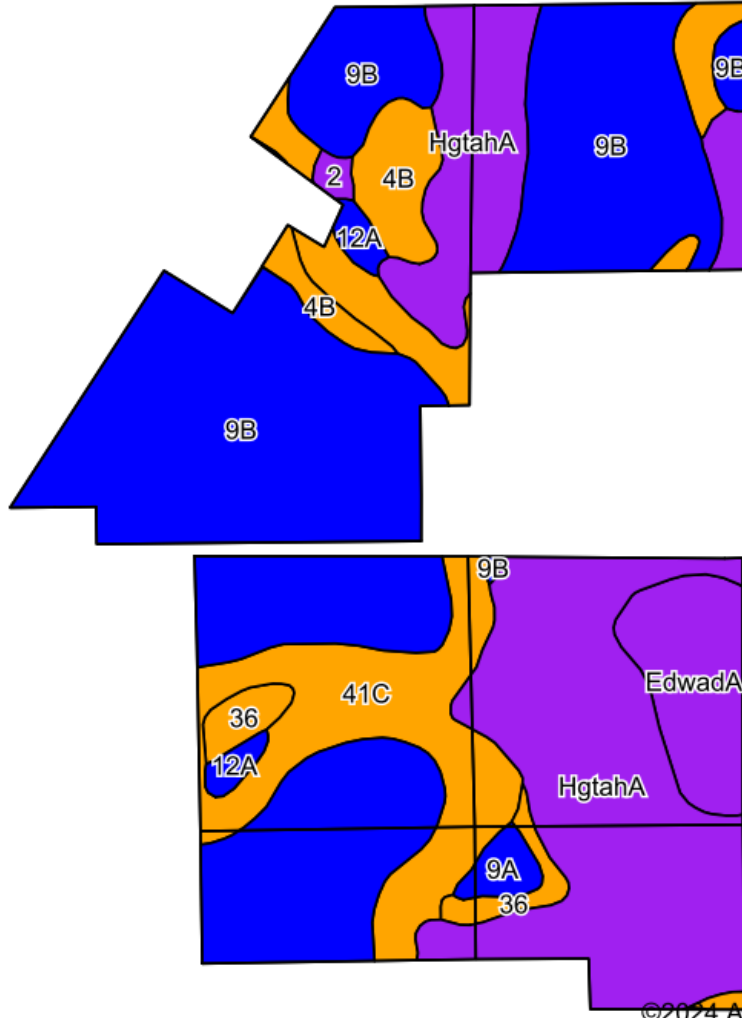
TRACT 5: 20± Acres

Mostly tillable. Located behind tract 3. Swing Tract. Must be purchased by adjoining land owner or buyer of either tracts 3 or 4 and 6.

TRACT 6: 24.33± Acres

Approx. 4 acres tillable, remaining woods and recreation. Swing Tract located behind tract 4.

Soils Map



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Soils data provided by USDA and NRCS.

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.

*The Opportunity
You've Been
Waiting For!*

Area Symbol: MI027, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Tons	Bromegrass alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
9B	Kalamazoo loam, 2 to 6 percent slopes	112.01	46.7%		Ile	Ile										47
HgtahA	Houghton muck, 0 to 1 percent slopes	64.03	26.7%		Vw											4
41C	Spinks-Oshtemo complex, 6 to 12 percent slopes	31.67	13.2%		Ille	Ille										33
EdwadA	Edwards muck, 0 to 1 percent slopes	11.77	4.9%		Vw											3
4B	Oshtemo sandy loam, 2 to 6 percent slopes	7.92	3.3%		Ills	Ille			114		3.7		7.5	39	45	42

HAHN AUCTIONEERS, INC.

1203 E. Market St.
Nappanee, IN 46550

241
ACRES
WOODS &
TILLABLE

TERMS and CONDITIONS

PROCEDURE: The property will be offered in 6 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 60 days after presentation of marketable title. **Approximately October 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.

POSSESSION: Available at the end of the 2024 crop year; woods at closing.

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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