

Byrer Real Estate Auction

Property Location: 4 miles east of Bremen, Ind. on US 6 OR 4 miles west of Nappanee, Ind. on US 6 (across from Pla-Mor Campground)

Auction Location: 1 mile east of downtown Nappanee, Ind. on Market St. (US 6) to Oakland Avenue, then south 1 block at the **Hahn Auction Facility - 401 S. Oakland Avenue, Nappanee, IN 46550**

Monday, December 9, 2024 • 6:00 PM

37.1 Acres

Nearly All Tillable Parcel

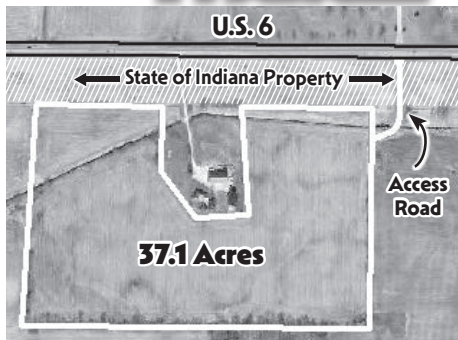
1 mile from Ayr Cabinet

**4 miles from both Nappanee & Bremen
Bremen Schools • Marshall County**

There is approx. 32 acres tillable on the south side of the Marberger Ditch and approx. 4 tillable on the north side of Marberger Ditch.

The soils type is Brookston Silt Loam and Crosier Loam. The access to this property is an easement through the State of Indiana on the east end.

To be sold as **1 PARCEL**



- REAL ESTATE TERMS AND CONDITIONS -

PROCEDURE: The property will be offered in 1 parcel. *Can't make the auction in person? Call us and bid by phone!*

DOWN PAYMENT: 5% 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: Successful bidder will be required to enter into purchase agreements at the auction site immediately following the close of the auction. Final bid price is subject to approval by the Sellers.

EASEMENTS: Sale of the property is subject to any and all easements of record.

DEED: Sellers shall provide Warranty Deed(s).

EVIDENCE OF TITLE: Seller shall provide an Owner's Title Insurance policy in the amount of the purchase price.

CLOSING: The balance of the purchase price is due at closing approximately 45 days after presentation of marketable title. **Approximately January 23, 2025.**

POSSESSION: At closing.

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.

AGENCY: Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

1% BUYER'S PREMIUM

The former property of Donald E. & Frances A. Byrer, deceased



HAHN

hahnrealtyandauction.com

AC39800021

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

Jason Hahn
(574) 536-7682

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

Office (574) 773-8445 • Nappanee, IN

