

# 80 Acre Woods

# AUCTION

**Property Location:** North of US 20 on St. Rd. 3 to Mongo, then east 3/4 mile on 300 N. *Next to property address: 8385 E 300 N, Howe, Ind. 46746.*

**Auction held at American Legion Post 423**  
6215 N St. Rd. 327, Orland, Ind.

## Tuesday, January 21, 2025 • 6:00 PM

### 3 PARCELS

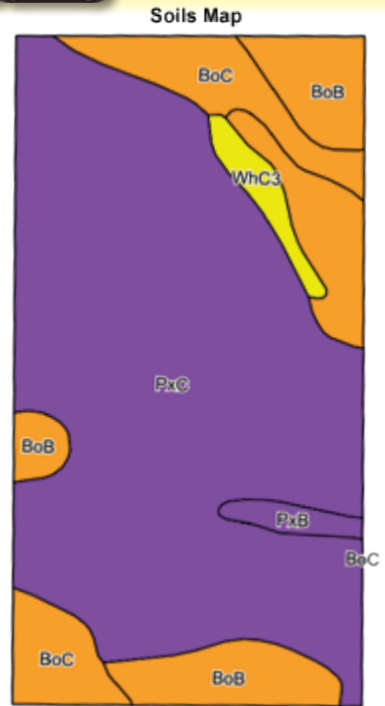
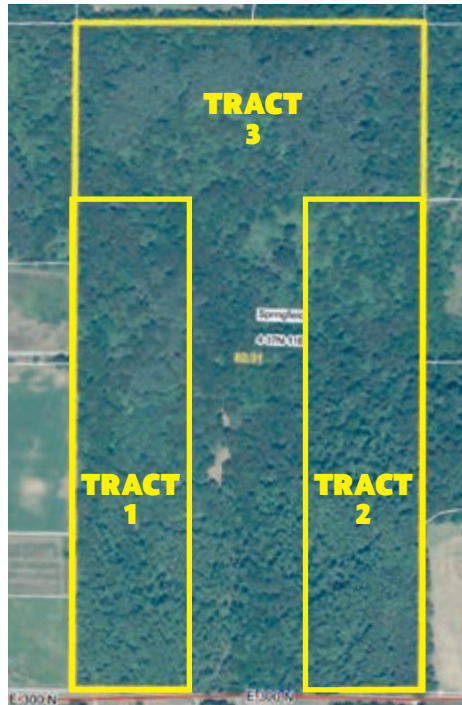
**Potential Building Sites and Recreation Land**  
**LaGrange County**  
**Springfield Twp.**

This parcel of land is located almost directly across from the state-owned land along the Pigeon River Fish and Wildlife Area.

**TRACT 1:**  
20 Acres with 440' of road frontage on 300 N

**TRACT 2:**  
20 Acres with 440' of road frontage on 300 N

**TRACT 3:**  
40 Acres with 440' of road frontage on 300 N



### INSPECTION ANYTIME!

There are nice trails all through the woods. Tepee and outhouse included with property.

#### - REAL ESTATE TERMS AND CONDITIONS -

**PROCEDURE:** The property will be offered in 3 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:** 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:** 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.

**DEED:** Sellers shall provide Warranty Deed(s).

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

**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 March 1, 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.

**5% BUYER'S PREMIUM**

Code	Soil Description	Acre	Percent of field	Non-ir Class Legend
PxC	Plainfield sand, 6 to 12 percent slopes	58.28	70.9%	
BoB	Boyer loamy sand, 2 to 6 percent slopes	12.88	15.6%	
BoC	Boyer loamy sand, 6 to 12 percent slopes	6.10	9.8%	
WhC3	Wenawee loam, 6 to 12 percent slopes, severely eroded	1.84	2.2%	
PxB	Plainfield sand, 2 to 6 percent slopes	1.21	1.5%	

## RICHARD LUNG TRUST

Bonnie L. Lung, Owner

THE RGROUP  
— real estate —  
KELLER WILLIAMS THRIVE



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