

# Shirk REAL ESTATE AUCTION

**103.85** +/-  
**Acres**  
**Offered in 6 Parcels**

## — PROPERTY & AUCTION LOCATION —

1387 E 600 N • Rochester, Ind. 46975

6 miles north of Rochester, Ind. on Old US 31 or 6 miles south of Argos, Ind. on Old US 31 to 600 E, then east ½ mile at 1387 E 600 N, Rochester, Ind.

**Monday, March 3, 2025**

**Starting at 6:00 p.m.**

*A Truly Outstanding Farm Property with Fantastic Buildings*



**Fulton County • Rochester Schools**

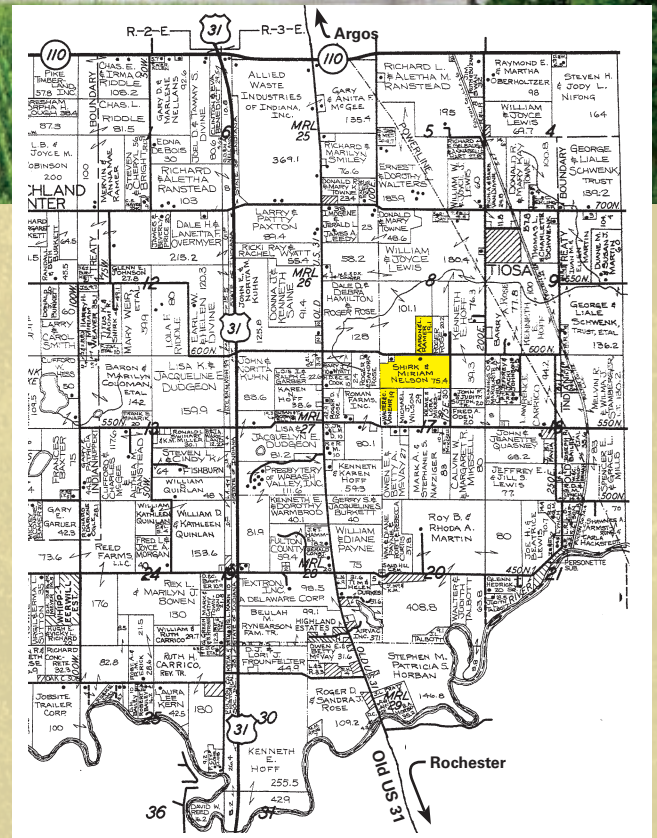
*Centrally located between Argos, Rochester & Talma*

**OPEN HOUSE: Thursday, February 13, 2025**  
4:00 to 6:00 pm or by appointment

**103.85 Acres • 6 Parcels**

- Parcel #1** Beautiful farmstead with 11 acres, 5 bedroom house, 2 livestock barns, large shop and machinery building and other buildings
- Parcel #2** 29 acres all tillable bare land
- Parcel #3** 19 acres all tillable land
- Parcel #4** 16.35 acres, 15 acres tillable land
- Parcel #5** 9.5 +/- acres, all wooded SWING TRACT
- Parcel #6** 19.05 acres all tillable land

**— Note —**  
The farm equipment,  
misc. shop items  
and some  
household sell  
**Saturday, March 29**  
**at 10:00 am**



**Nelson & Miriam  
Shirk, Owners**



**HAHN**

[hahnrealtyandauktion.com](http://hahnrealtyandauktion.com)

AC39800021

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# Farmstead and Land Information

**PARCEL 1: 11 Acres** with numerous outstanding improvements. The house is an approx. 3,500 sq. ft. 5 bedroom house with 2 full baths, approx. 1,250 sq. ft. partially finished basement. There is a beautiful oak kitchen, large dining room, huge living room, 1 bedroom and 1 bath on the first floor. The upstairs has 4 bedrooms and 1 bath. There is also a 20 x 30 laundry, sewing and mud room on the first floor. The house has an LP gas furnace and also a woodburning furnace. It has a 4" well and the 1,000 gallon LP gas tank is included.

The hip roof barn is approx. 38' x 92' with loft hay storage and attached milk house. The barn originally had 40 comfort stalls. (The bulk tank, milking system and milkers will be sold at the equipment sale March 29). There are two 16' x 65' silos. There is a 65' x 60' loose housing calf barn with 32 free stalls and a lean-to. There is also a separate 4" well for the barns. There is a nice 20' x 20' shop with water, heat and overhead doors. There is a newer approx. 10' x 14' garden shed with foundation. The last building is a nice 56' x 84' machinery building with overheads and some concrete. The north 26' x 56' is a nice garage with overheads. Here is where we will hold the real estate auction. This is one of the nicest set of farm buildings we have ever sold, so, inspect, arrange financing and buy this property.

**PARCEL 2: 29 Acres** bare tillable land; mostly Crosier loam and Riddles fine sandy loam.

**PARCEL 3: 19 Acres** bare tillable land; mostly Riddles fine sandy loam.

**PARCEL 4: 16.35 Acres** bare tillable land; mostly Riddles fine sandy loam and some Crosier loam.

**PARCEL 5 SWING TRACT: Approx. 9.5 Acres** all wooded land; Plainfield sand and Adrian muck.

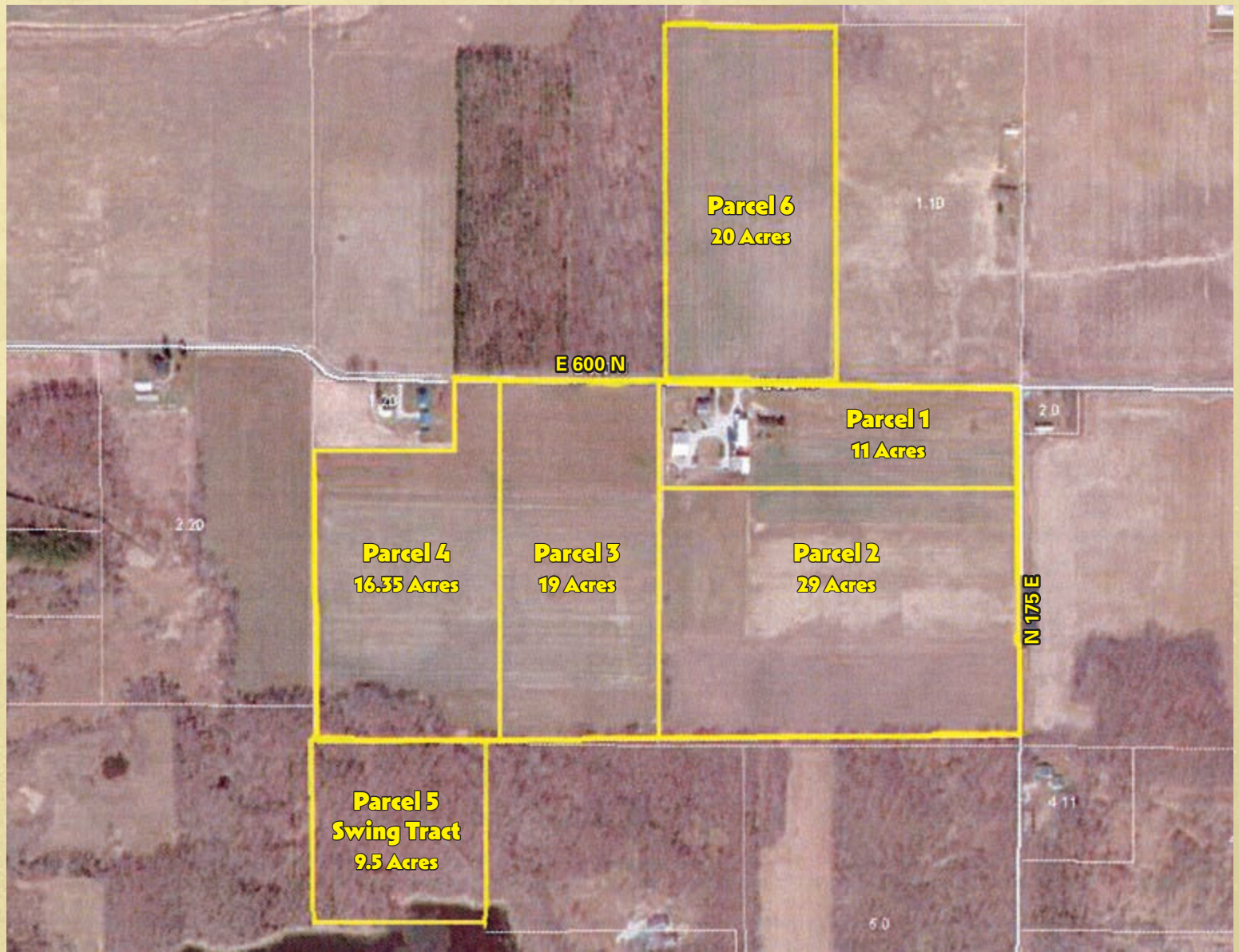
**PARCEL 6: 19.05 Acres** nearly all tillable of Wawasee fine sandy loam and Crosier loam. Note: This parcel has a 4" well.



## BID ON ONE PARCEL, MULTIPLE PARCELS OR THE ENTIRETY!

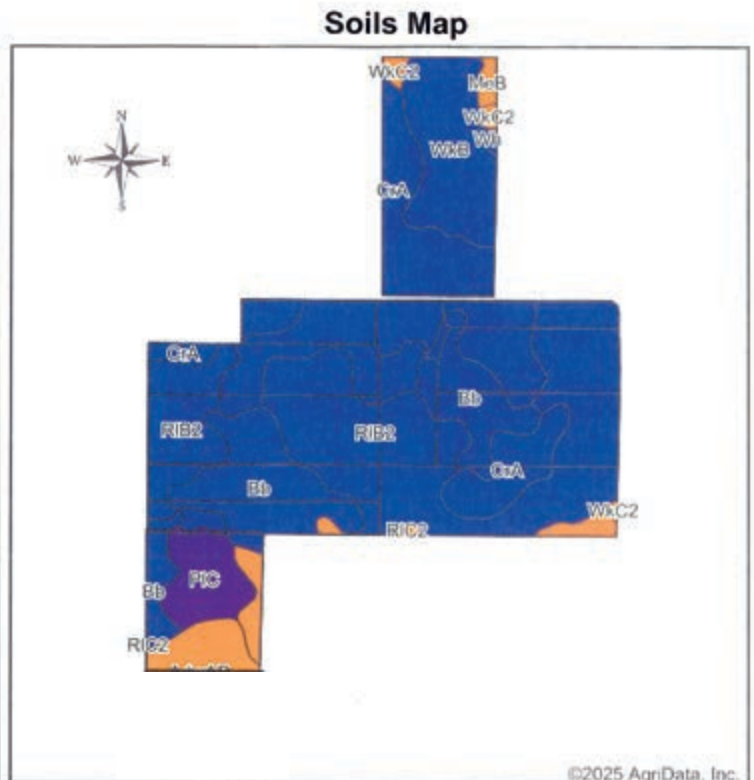
This property is being offered without any guarantee of specific zoning or issuance of building permits and health department permits for septic systems and water wells on any parcel. Also, present fence lines are not relevant to the final, newly surveyed lines. The artist rendering of the lines is approximate and for visual inspection only.





Area Symbol: IN049, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Com Bu
RIB2	Riddles fine sandy loam, 2 to 6 percent slopes	38.37	34.6%		lle	141
CrA	Crosier loam, 0 to 2 percent slopes	27.38	24.6%		llw	154
Bb	Barry loam	17.71	15.9%		llw	175
WkB	Wawasee fine sandy loam, 2 to 6 percent slopes	9.71	8.7%		lle	145
AdwAD	Adrian muck, drained, disintegration moraine, 0 to 1 percent slopes	6.25	5.6%		lllw	144
RIC2	Riddles fine sandy loam, 6 to 12 percent slopes, eroded	4.98	4.5%		llle	113
PIC	Plainfield sand, 6 to 12 percent slopes	4.68	4.2%		Vls	64
WkC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	0.79	0.7%		llle	130





## HAHN AUCTIONEERS, INC.

1203 E. Market St.  
Nappanee, IN 46550



## TERMS and CONDITIONS

**PROCEDURE:** The property will be offered in 6 parcels. There will be open bidding on all 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 35 days after presentation of marketable title. **Approximately April 15, 2025.**

**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.

**POSSESSION:** At closing.

**TAXES:** \$4,636.20 on all parcels.

**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.