

REED LAND AUCTION

Property Location: 2 miles north of Wyatt, Ind. on St. Rd. 331 (Bremen Hwy.) to Osborne Rd., then west approx. 1½ miles. Watch for signs. (Note: This farm is approx. 6 miles south of Mishawaka, Ind. or 7 miles north of Bremen, Ind.)

Auction Location: Nelson's Banquet Hall at 607 Nelsons Parkway, Wakarusa, Ind. 46573.

Monday, April 7, 2025 - 6:00 p.m.

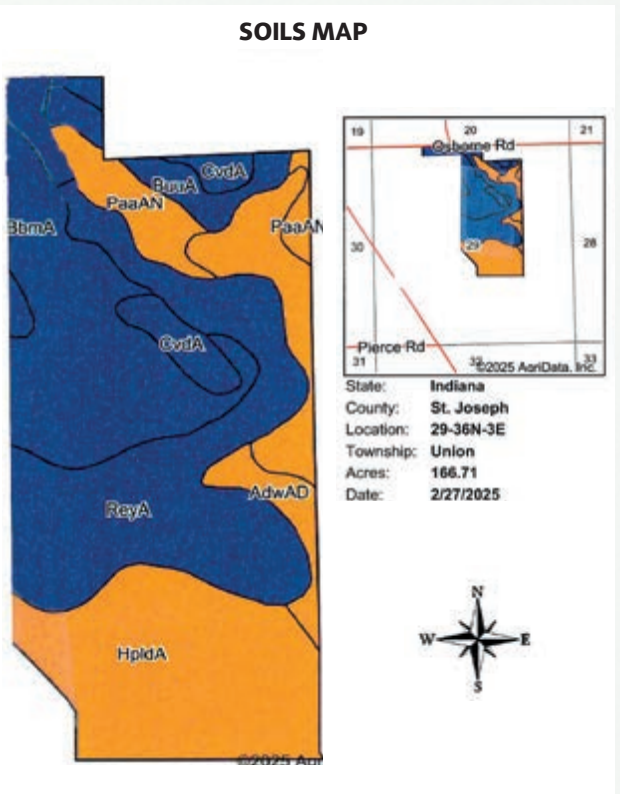
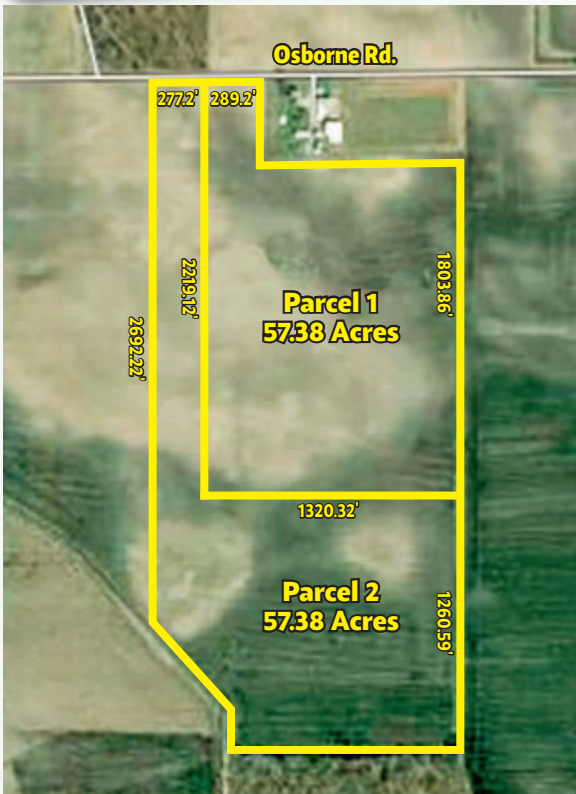
Being Sold in 2 Equal Parcels of 57.38 Acres

PARCEL 1: 57.38 acres bare land. Very fertile, highly productive Crosier, Baugo Silt Loam, Rensselaer Loam, Houghton & Palms Muck with approx. 290' of frontage.

PARCEL 2: 57.38 acres bare land. Very fertile, highly productive soils just like Parcel 1 with 277' of frontage.

You just need to see this level land to appreciate it. It is chiseled, so don't drive it. This farm is located within 10 miles of South Bend, Mishawaka, Bremen or Lakeville.

114.7 Acres
Very Fertile & Level Soil
St. Joseph Co., Indiana



REAL ESTATE TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 2 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: 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 May 22, 2025.

POSSESSION: End of 2025 crop year. The buyer receives all the 2025 cash rent due in November.

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

Code	Soil Description	Acres	Percent of total	Non-ir Class Legend	Non-ir Class %	Com Bu	Grass legume key Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	% NCCP: Soybeans
ReyA	Rensselaer loam, 0 to 1 percent slopes	56.84	33.9%		8a	172	8	12	48	88	77
HpldA	Houghton muck, drained, stratification moraine, 0 to 1 percent slopes	28.83	23.3%		8b	104	9	10	54	81	88
BmUA	Baugo silt loam, 0 to 1 percent slopes	36.78	23.3%		8a	104	9	10	50	88	38
PaaAH	Palms muck, drained, 0 to 1 percent slopes	11.58	8.7%		8b	108	9	11	43	63	81
RpaA	Rudisco-Ottawa fine sandy loam, 0 to 1 percent slopes	5.94	3.4%		8c	125	4	8	44	62	50
CvdA	Crosier loam, 0 to 1 percent slopes	4.79	2.9%		8a	104	9	10	50	88	90
BmUA	Baugo silt loam, 0 to 1 percent slopes	4.43	2.7%		8a	112	8	12	48	70	74

Jerry Reed & Roger Reed, Owners

HAHN

hahnrealyandauction.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



VISIT HAHN AUCTIONEERS WEBSITE FOR ONLINE BIDDING!