

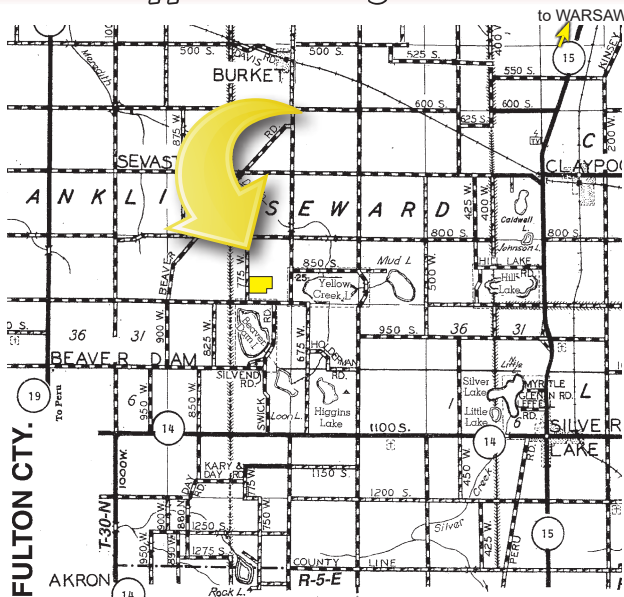
Smalley FAMILY FARM AUCTION

Property & Auction Location: No address – Watch for signs. 7 miles south of Warsaw, Ind. on St. Rd. 15 to 700 S (Claypool), then west 4 miles to 700 W, then south 1 mile on 700 W to 800 S, then west ¾ mile on 800 S to 775 W, then south ½ mile on 775 W to property on east side of road (½ mile straight north of Beaver Dam Lake). **AUCTION HELD ON SITE.**

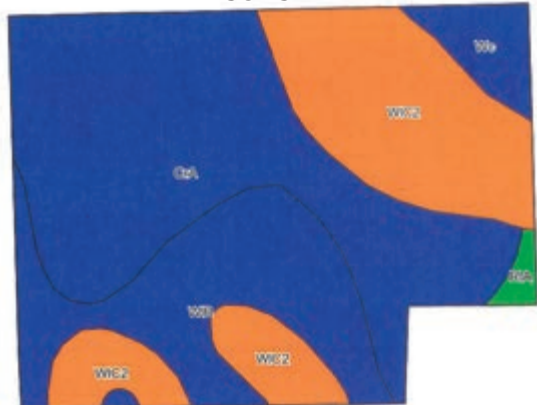
MONDAY, APRIL 21, 2025 • 6:00 P.M.

28.82 ACRES IN ONE PARCEL

Kosciusko County • Seward Twp.
12 miles from Warsaw • 7 miles from Silver Lake
Tippecanoe Valley Schools



SOILS MAP



REAL ESTATE TERMS AND CONDITIONS

**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.

CLOSING: The balance of the purchase price is due at closing approximately 30 days after presentation of marketable title. Approximately May 22, 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.

DEED: Sellers shall provide Warranty Deed(s).

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.

TAXES: \$331.22 per year or \$11.50 per acre plus Swick/Meredith Ditch assessment \$43.24 annually.

NO BUYER'S PREMIUM



HAHN

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