FAMILY FARM AUGITON

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 o GOOPM

28.82 AGRES IN ONE PARCEL

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

DIPPEGATION VAILEY SCHOOLS

To WARSAW

SEVAS

A N K L

SEVAS



SOILS MAP WAR



Code	Soil Description	Acres	Percent of field	Non-litr Class Legend	Non-litt Class *c	Com Bu	Com sitage Tons	Grass logume hey Tons	Grass legume pasture AUM	Grass legume pasture Toris	Pasture AUM	Scybeens Bu	Weyner wheat Bu	'n NOCPI Scybeans
CtA	Crosier loam, 0 to 1 percent slopes	12.32	44.4%		Bw	154		5			.10	50	60	: 50
WC2	Wavessee fine sandy loam, 6 to 12 percent slopes, ended	7.88	29,4%	3	the	130		4			9	46	82	. 56
WAST	Wawasee fine sandy loam, 2 to 6 percent slopes.	6,00	21.0%	EN.	10	140		- 5				- 51	00	00

THE FORMER PROPERTY OF GERALD D. & SHERRY S. SMALLEY, DECEASED



HAHN

hahnrealtyandauction.com

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Jason Hahn (574) 536-7682





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

IN Lic. #AU01012967 (574) 536-7682 (574) 268 Office (574) 773-8445 • Nappanee, IN

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