

# 80 Acre LAND AUCTION

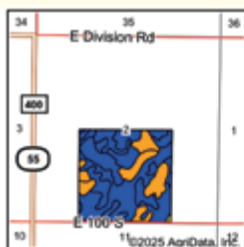
The property is just east of the intersection of State Rd. 55 and 100 South.

Auction held at Mount Ayr Community Building  
101 E Rensselaer St. • Mount Ayr, IN 47964

**MONDAY, JUNE 16, 2025 5 PM CDT  
6 PM EDT**

## 80.338 ACRES OF PRODUCTIVE FARM GROUND

- NEARLY ALL TILLABLE
- JACKSON TWP.
- NEWTON COUNTY



State: Indiana  
County: Newton  
Location: 2-29N-8W  
Township: Jackson  
Date: 4/18/2025



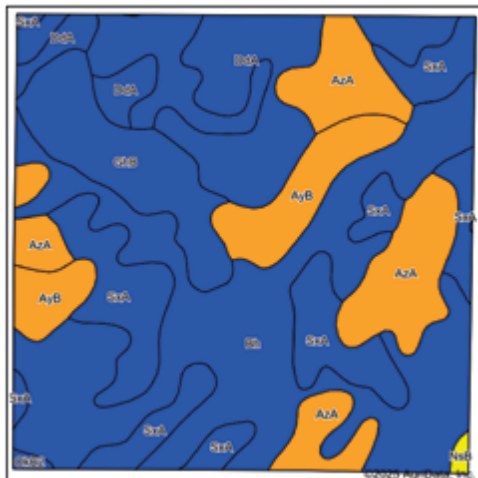
Map Provided By:  
**surety**  
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Soils Map

Area Symbol: IN111, Soil Area Version: 29				
Code	Soil Description	Acres	Percent of field	Non-In Class Legend
Bh	Barry-Gifford complex	65.12	40.9%	
BxA	Burns-Ridgeville-Odell complex, 0 to 2 percent slopes	27.60	17.4%	
AaA	Aymount loamy fine sand, 0 to 2 percent slopes	22.59	14.1%	
DaA	Darroch fine sandy loam, sandy substratum, 0 to 2 percent slopes	18.01	11.3%	
GhB	Glenhall loam, 1 to 4 percent slopes	13.96	8.7%	
AyB	Ayr loamy fine sand, 1 to 4 percent slopes	11.37	7.1%	
NaB	Nexus loamy fine sand, 1 to 4 percent slopes	0.47	0.3%	
OkB2	Octagon-Ayr complex, 2 to 6 percent slopes, eroded	0.41	0.3%	
Weighted Average		139.6		

\*n: The aggregation method is "Weighted Average using all components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method



Soils data provided by USDA and NRCS.

### REAL ESTATE TERMS & CONDITIONS

**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.

Any announcements made day of the sale take precedence over printed matter.

**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.

**CLOSING:** Approximately 30-45 days.

**TAXES:** \$3,298.10 per year

**2% Buyer's Premium**

**— OWNER —  
MOUNT AYR FARM LLC**



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