

PUBLIC AUCTION

Property & Auction Location: 1½ miles north of Mentone, Ind. on St. Rd. 19 to 200 S, then east ¾ mile. **WATCH FOR SIGNS. AUCTION HELD ON SITE.**

Thursday, May 29, 2025 • 6:00 p.m.

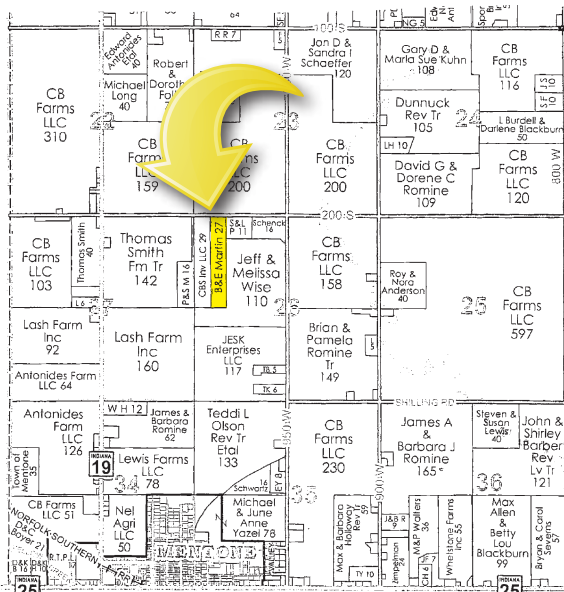
On Site
10 miles from
Warsaw, Ind.

27.34 ACRES BARE & WOODED LAND

Build Your Home • Enjoy Wildlife • Wooded Peace & Quiet
What a great spot for any of the above!

**Tippecanoe
Valley
Schools**

Inspection Anytime But Stay Off the Farmer's Crops.



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 June 26, 2025.

POSSESSION: At closing on wooded land but the approx. 8.5 acres of crop land at the end of 2025 crop year.

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.

REAL ESTATE TAXES: \$501.34 per year or \$18.33 per acre.

**1% BUYER'S PREMIUM
WILL APPLY**



Soils Map

Area Symbol: (N085, Soil Area Version: 27)								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 1°C	Corn Bu	Soybeans Bu	Winter wheat Bu
C1A	Crocker loam, 0 to 1 percent slopes	6.52	23.6%		IIIc	154	50	69
R1A	Ridgely fine sandy loam, 0 to 2 percent slopes	5.96	20.2%		Ic	141	48	58
I1C	Barry loam	4.30	15.6%		IIIc	175	48	70
C1B	Crocker loam, 1 to 4 percent slopes	3.57	13.0%		IIIc	155	50	69
W1B	Waukegan fine sandy loam, 2 to 6 percent slopes	3.30	12.0%		IIIc	145	51	58
R1B	Ridgely fine sandy loam, 2 to 6 percent slopes	2.96	10.7%		IIIc	141	48	58
W1	Whitaker loam	1.34	4.9%		IIIc	154	50	69
Weighted Average						150	49.7	64.4

Ben & Erla R. Martin, Owners

HAHN

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