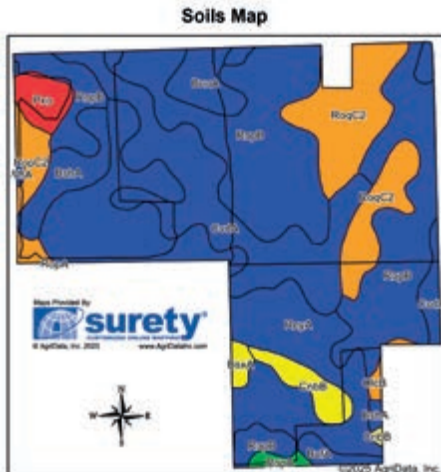
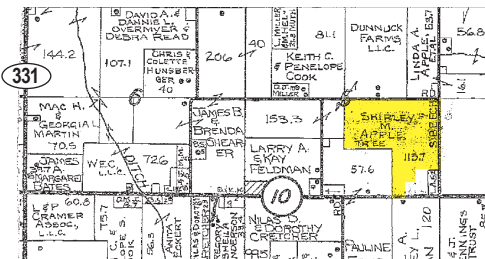


# 104.75 ACRE LAND AUCTION

Approx. 2½ miles south of Etna Green, Ind. on St. Rd. 19 to St. Rd. 10, then 1½ miles west on St. Rd. 10 to property.  
Watch for signs. Auction held at Tippecanoe Community Building - 18331 SR 331, Tippecanoe, IN 46570

## Tuesday, May 27, 2025 • 6:00 PM

### POSSESSION FOR THE 2025 CROP YEAR! Tillable • Wooded • Building Sites



Area Symbol: IN099, Soil Area Version: 27				
Code	Soil Description	Acres	Percent of field	Non-In-Close Legend
RopB	Rood-C Oxisol fine sandy loams, 1 to 5 percent slopes	37.60	33.8%	125
RopA	Rood-C Oxisol fine sandy loams, 0 to 1 percent slopes	24.54	22.1%	167
CvA	Crozier loam, 0 to 1 percent slopes	18.72	18.8%	154
RopC2	Rood-C Oxisol fine sandy loams, 5 to 10 percent slopes, eroded	12.32	11.1%	114
BvA	Brady sandy loam, 0 to 1 percent slopes	4.22	3.8%	124
BuA	Brockton loam, 0 to 1 percent slopes	3.54	2.7%	172
RopC2	Rood-C Oxisol fine sandy loams, 5 to 10 percent slopes, eroded	2.66	2.4%	113
CvB	Coloma sand, 2 to 5 percent slopes	2.52	2.4%	89
PvA	Pennsylvanian	2.32	2.1%	
BvA	Brown sandy loam, 0 to 1 percent slopes	1.13	1.0%	121
BvA	Brown-Morocco loamy sands, 0 to 1 percent slopes	0.73	0.7%	98
RopA	Rood-C Oxisol fine sandy loams, 0 to 1 percent slopes	0.63	0.6%	125
CvB	Crozier loam, 1 to 5 percent slopes	0.47	0.4%	156
WvA	Wheaton silt loam, 0 to 2 percent slopes	0.14	0.1%	167
Weighted Average				135.1



### REAL ESTATE TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in **5 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:** **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.

**DEED:** Sellers shall provide Warranty Deed(s).

**CLOSING:** The balance of the purchase price is due at closing approximately 35 days after presentation of marketable title. **Approximately June 30, 2025.**

**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.

**POSSESSION:** At closing.

**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.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**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.

**1% BUYER'S PREMIUM.**



# HAHN

[hahnrealtyandauction.com](http://hahnrealtyandauction.com)

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