

ROCK TRUST BARE LAND AUCTION

Monday, August 11, 2025 • 6:00 p.m.

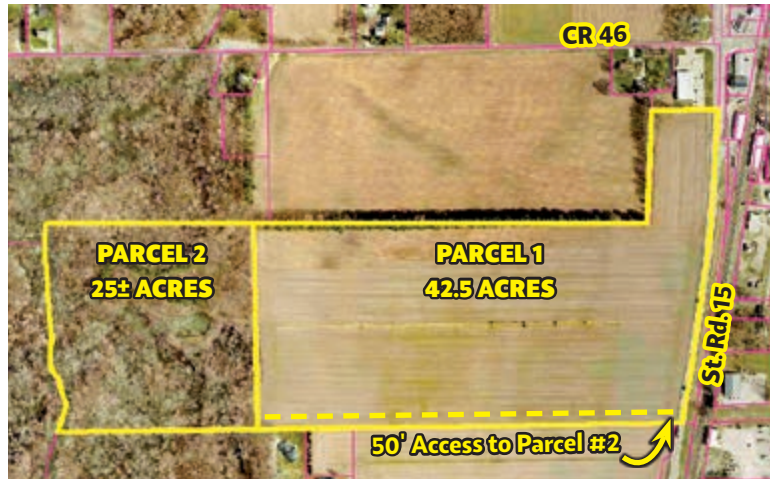
Property Location: Approx. 300' south of the intersection of CR 46 and St. Rd. 15 in New Paris, Ind. (Bare land, no address)

— Auction Location —
Sunnyside Park
68546 Clinton St.
New Paris, Ind. 46553

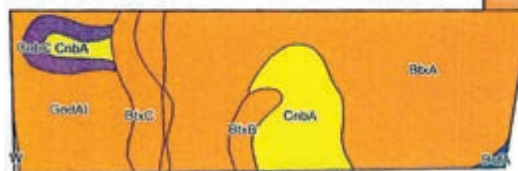
67.5± Acres • 2 Parcels New Paris Area • Zoned Ag

PARCEL 1: Nearly all tillable 42.5 acres with approx. 1,400' of frontage on St. Rd. 15. Close to commercial properties. There is a center pivot irrigation system that is older and a John Deere diesel engine w/pump that pumps water out of the pond on Parcel #2. However, if Parcel 1 and 2 split, there will not be water availability for this parcel so the buyer will have to put a well down. You can walk the parcel for inspection but stay off the farmer's crops. There is a 50' ownership for Parcel #2 off the south side unless the parcels stay as one.

PARCEL 2: Approx. 25+/- acres of all private, wooded land. Mostly Turkey Creek river bottom that has a small irrigation pond on it. This parcel has 50' of access on the south side of Parcel #1 so the buyer would have to apply for a variance to build. However, I don't believe there is any land that is suitable for septic or building. We are selling this tract for recreation.



Soils Map



Code	Soil Description	Acres	Percent of land	Percent Class (Legend)
BtA	Broad leaved sand, 0 to 2 percent slopes	38.04	56.3%	Orange
GrA	Gravelly loam, 0 to 1 percent slopes, frequently flooded, long duration	10.99	16.2%	Yellow
CrA	Colluvial sand, 0 to 2 percent slopes	6.30	9.3%	Yellow
BtC	Broad leaved sand, 0 to 10 percent slopes	3.68	5.4%	Orange
GrC	Colluvial sand, 0 to 10 percent slopes	2.30	3.4%	Purple

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 September 11, 2025.

POSSESSION: At end of 2025 crop year.

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

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.

Donald C. Rock Trust & Dorothy A. Rock Trust
Patty Yates • First State Bank, Middlebury, Ind. • Diana Miller, Co-Trustees



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