

Conner REAL ESTATE AUCTION

Property & Auction Location: Approx. 3 miles south of Elkhart, Ind. on St. Rd. 19 to CR 28 (aka Kern Rd.), then west 4 miles OR 4 miles south of Osceola, Ind. on Beech Rd. to the corner of Beech Road and Kern Road at **10900 Kern Road, Osceola, Ind. 46561**

**Auction
Held
On Site**

Thursday, August 7, 2025 • 6:00 p.m.



NEWER HOUSE and LARGE SHOP on OVER 30 ACRES

**PENN SCHOOLS • ST. JOSEPH COUNTY
CLOSE TO ELKHART, IND.**

GENERAL INFO: This 30 acres has approx. 26% acres of tillable land with a creek running through it. The improvements are fantastic and only 17 years old.

The house is approx. 1,500 sq. ft. 3 bedroom, 4 bath ranch-style with a full, partially-finished basement with a walk-out to ground level. It has central air and gas furnace. The attached garage is 26x28. It is very nicely decorated with a nice view to the south.

This shop is very nice and it was also built in 2008. It is 48x72 with two large 16' overheads and a small office and mezzanine, bath, suspended furnace and water. This is quite a building. What an asset!

This property has it all... beautiful house, large shop, creek and tillable land, so inspect, arrange financing and bid last on this one!

TAXES: 2024 due 2025 \$2,936.46 per year

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 9, 2025.

POSSESSION: At closing. Possession of farmland at 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.

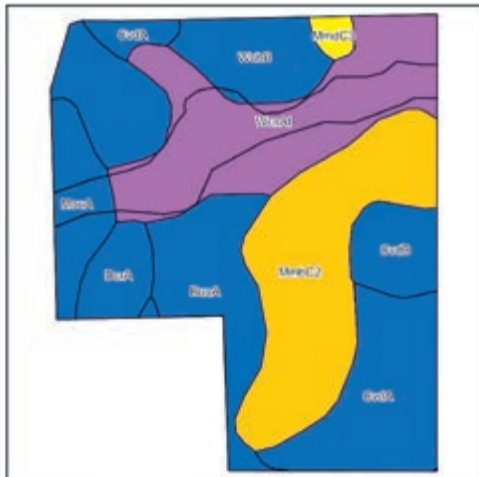
**1% BUYER'S
PREMIUM WILL APPLY**

Area Symbol: IN141, Soil Area Version: 28				
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
MnbC2	Miami loam, 5 to 10 percent slopes, eroded	6.78	22.2%	
WorA1	Waterford loam, 0 to 2 percent slopes, frequently flooded, long duration	6.64	21.9%	
CvdA	Crosier loam, 0 to 1 percent slopes	4.44	14.7%	
WobB	Williamstown-Crosier loams, 1 to 5 percent slopes	4.26	14.1%	
BuA	Brookston loam, 0 to 1 percent slopes	3.24	10.7%	
MouA	Milford silty clay loam, 0 to 1 percent slopes	1.90	6.3%	
CvdB	Crosier loam, 1 to 4 percent slopes	1.51	5.0%	
DorA	Del Rey silty clay loam, 0 to 1 percent slopes	1.20	4.0%	
MmdC3	Miami clay loam, 5 to 10 percent slopes, severely eroded	0.32	1.1%	



**Open House
THURSDAY,
JULY 17, 2025
4-6 PM OR
BY APPT.**

Soils Map



**The former property of Richard Lee Conner, deceased
Mary Lynne Conner, Owner**



HAHN

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