

HAHN AUCTIONEERS, INC.

1203 E. Market St.
Nappanee, IN 46550

97 ^{+/-}
ACRES
3 Parcels

TERMS and CONDITIONS

PROCEDURE: The property will be offered in 3 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 October 15, 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 if needed.

1% BUYER'S PREMIUM

POSSESSION: At closing; Farm ground at end of 2025 crop year.

TAXES: \$7,744.10 on total property.

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.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. Announcements made at the auction podium during the time of the sale will take precedence over any previously printed material, or any other oral statements made. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. All sketches and dimensions in the brochure are approximate. Each potential buyer is responsible for conducting his/her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and selling agents reserve the right to preclude any person from bidding if there is any question as to such person's credentials. All decisions of the auctioneer are final.

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.

Gibson Trust REAL ESTATE AUCTION

Property Address and Location

20003 CR 20, Goshen, IN 46528

3 miles north of Goshen, Ind. on St. Rd. 15 to CR 20, then west 1½ miles.

Auction Location

58529 CR 23, Goshen, IN 46528

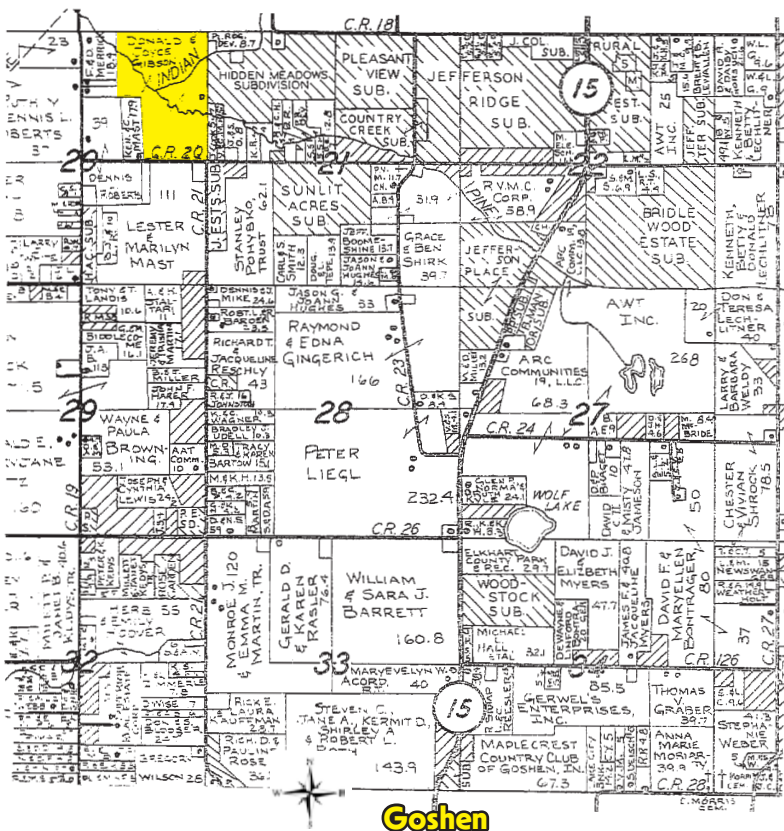
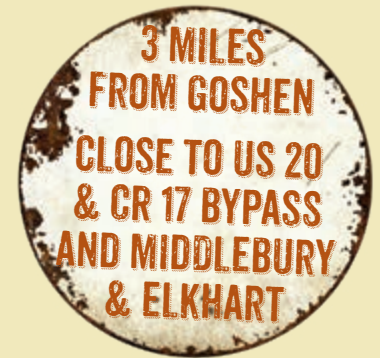
1 mile east of the property at corner of CR 20 and CR 23

Thursday, September 4, 2025 • 6:00 p.m.



97 +/- ACRES

Offered in
3 Parcels



OPEN HOUSE

Thursday, August 14, 2025
4:00 - 6:00 pm or by Appt.

97 ACRES IN 3 PARCELS

consisting of...

- 2 Houses, Bank Barn & 15 Acres
- Bare 200' x 653' 3-Acre Parcel with frontage on CR 20
- 81 Acres Bare Tillabe and Wooded Land with approx. 720' of frontage. Pine Creek & Indiana Creek through it. Large trees, many walnut.

— Seller —

**Donald D. &
Joyce C. Gibson
Revocable Trust**

Gregory L. Gibson, Trustee



HAHN

hahnrealtyandauction.com

AC39800021

Phil Hahn - (574) 535-3783

IN Lic. #AU01012967

Jason Hahn

(574) 536-7682

Brian Wuthrich

(574) 268-4940 - Milford, IN

Office (574) 773-8445 • Nappanee, IN



General Information

PARCEL 1: 15 ACRES with 400' of frontage with 2 houses, large bank barn and approximately 1 acre pond. The brick ranch-style house is a approximately 1,700 sq. ft. 4 bedroom house with a 2-car garage in the basement. There is a kitchen, dining and living room and 1½ baths and the utility room is on the first floor. It has 200 amp and wood gravity flow heat. The half basement is unfinished. The house has not been lived in for seven years, so it needs updating but is structurally sound. It was built in 1972. The A-frame house was built a few years later and it is 836 sq. ft. with a loft. There is 1 bedroom upstairs and 1 down, 1 bath, fireplace, wood heat and unfinished basement plus a kitchen, dining room and living room. This house is being lived in at this time. There is one septic for both houses and a 4" well.

The bank barn is very sound. It is approximately 100 years old but has a sound roof with storage both levels. It is 32' x 56'. There is also a very nice pond of approximately 1 acre. This property has a lot of privacy with a good view. Pine Creek runs water at all times. This could be a super property.

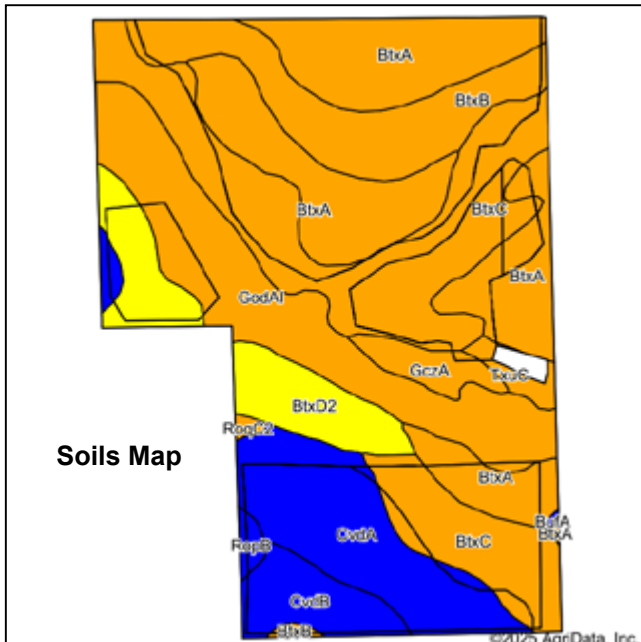
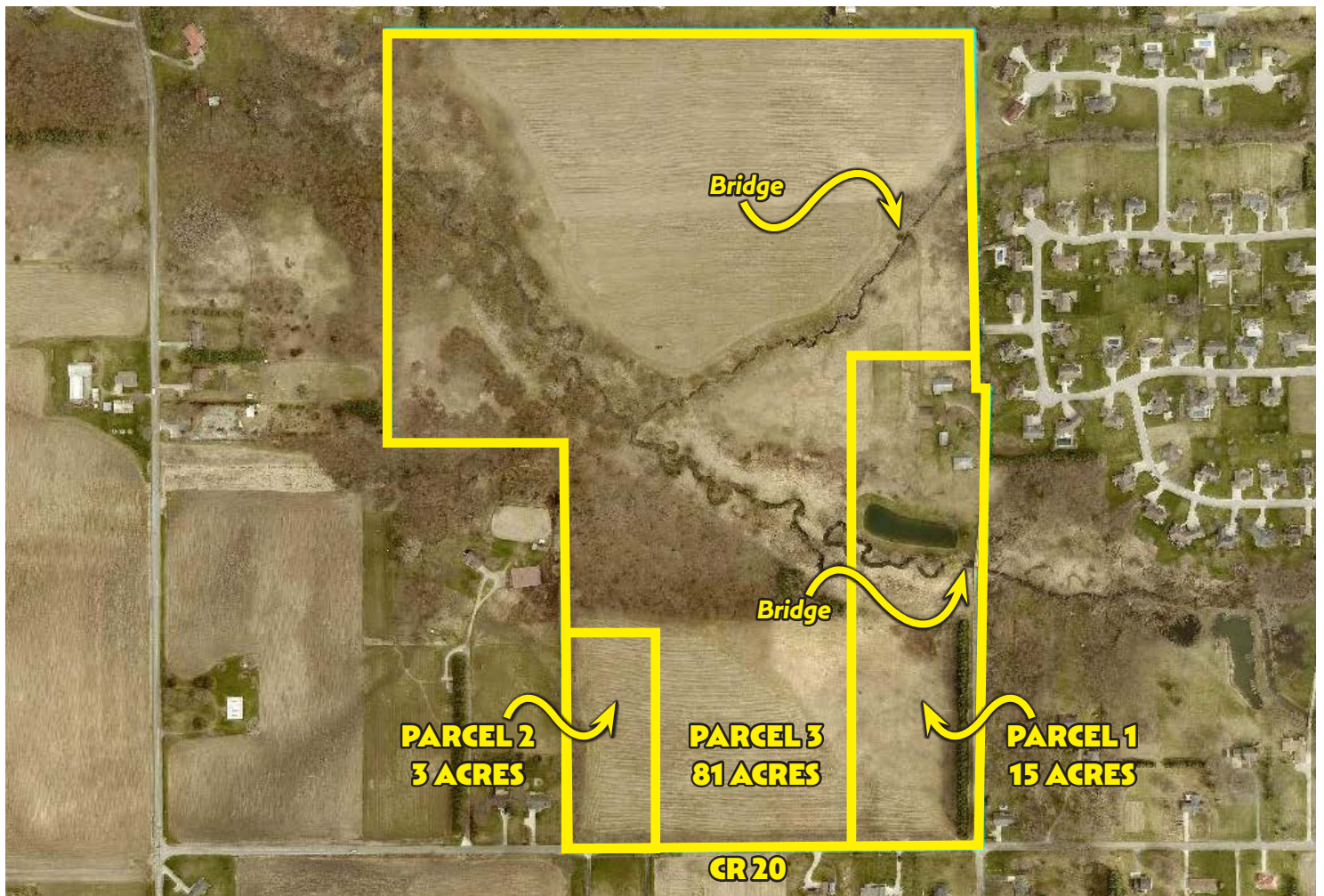
PARCEL 2: 3 ACRES 200' of frontage x approx. 650' deep bare and tillable land. The property has a gentle roll and is primarily Crosier Loam with frontage on CR 20.

PARCEL 3: 81 ACRES of rolling, tillable land with over 700' of frontage on CR 20 x 2,640' deep. Pine and Indian Creek cross this land. There is a bridge on Indian Creek but none on Pine. Great hunting... deer, turkey and more! Lots of trees, fantastic properties around it.

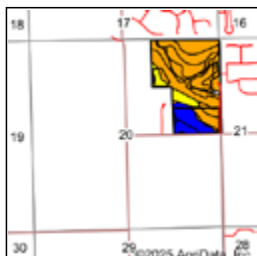
**BID ON ONE PARCEL,
MULTIPLE PARCELS
OR THE ENTIRETY!**



This property is being offered without any guarantee of specific zoning or issuance of building permits and health department permits for septic systems and water wells on any parcel. Also, present fence lines are not relevant to the final, newly surveyed lines. The artist rendering of the lines is approximate and for visual inspection only.



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Elkhart**
 Location: **20-37N-6E**
 Township: **Jefferson**
 Acres: **98.85**
 Date: **7/11/2025**

Map Provided by:
surety
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 www.AgrData.com



Area Symbol: IN039, Soil Area Version: 27															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	Corn Bu	Corn Irrigated Bu	Corn silage Tons	Corn silage Irrigated Tons	Grass legume hay Tons	Grass legume hay Irrigated Tons	Oats Bu	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu
BtxA	Bristol loamy sand, 0 to 2 percent slopes	23.90	24.1%		Ills	76				3				5	26
BtxC	Bristol loamy sand, 5 to 10 percent slopes	23.24	23.5%		Ille	69				2				4	25
GodAI	Gravelton loam, 0 to 1 percent slopes, frequently flooded, long duration	15.08	15.3%		Ilw										
CvdA	Crozier loam, 0 to 1 percent slopes	10.69	10.8%		Ilw	154				5			10	50	69
BtxB	Bristol loamy sand, 2 to 5 percent slopes	9.74	9.9%		Ills	78	7			3				5	27
BtxD2	Bristol loamy sand, 10 to 15 percent slopes, eroded	7.99	8.1%		Ive	54				2				3	19
CvdB	Crozier loam, 1 to 4 percent slopes	3.91	4.0%		Ille	155				5			10	50	69
GczA	Gifford sandy loam, 0 to 2 percent slopes, gravelly subsoil	1.99	2.0%		Ilw	147				5			10	41	59
RopB	Riddles-Oakton fine sandy loams, 1 to 5 percent slopes	1.08	1.1%		Ille	125				4				8	44
TxuC	Tyner loamy sand, 5 to 10 percent slopes	0.92	0.9%		Ille	71				2				5	25
RopC2	Riddles-Metola complex, 5 to 10 percent slopes, eroded	0.23	0.2%		Ille	114				4			7	40	57
BuFA	Bronson sandy loam, 0 to 1 percent slopes	0.08	0.1%		Ills	121	145	14	23	4	5	42	8	41	47
Weighted Average		2.92	74.8	0.8	*,	*,	*,	2.6	*,	*,	*,	4.7	25.4	0.2	34.1

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