

# Towne REAL ESTATE AUCTION

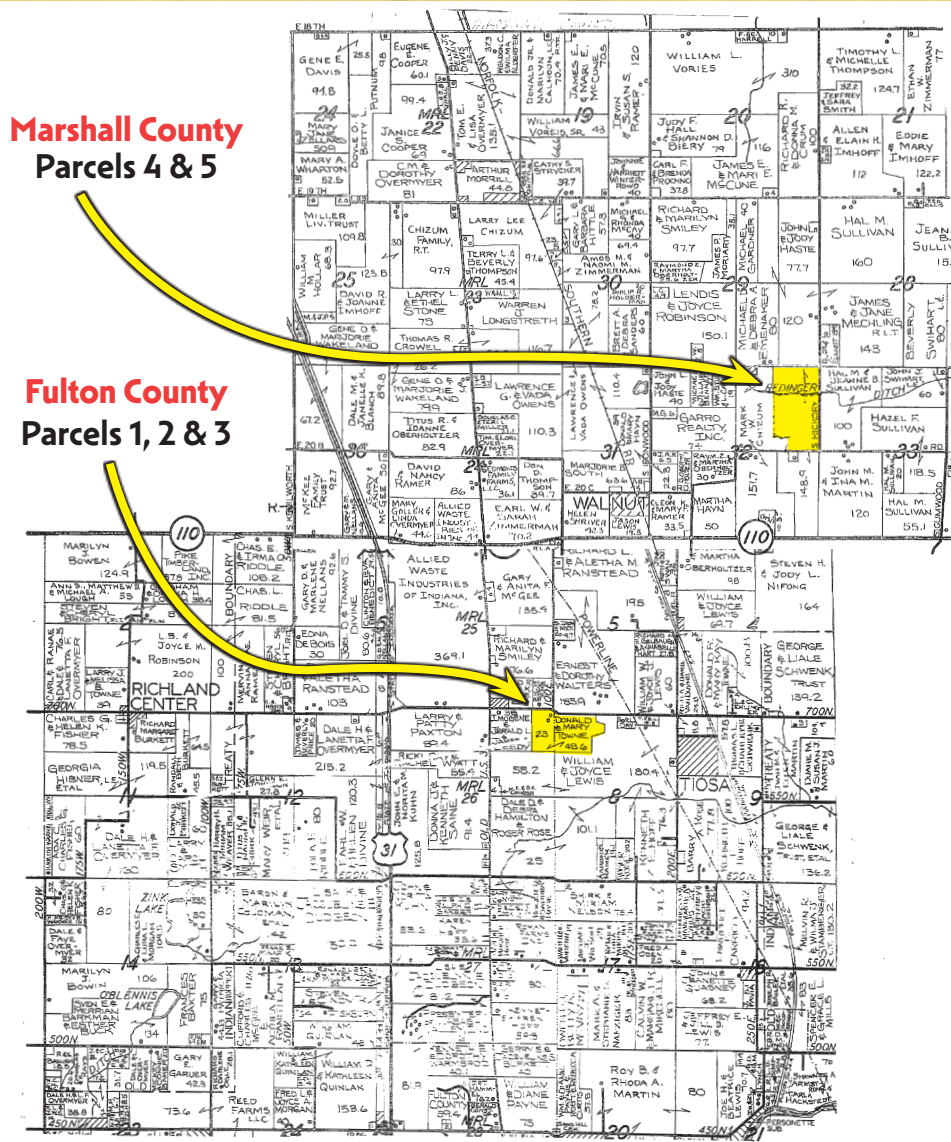
Property Location #1 (FULTON COUNTY) - 5 miles south of Argos, Ind. on US 31 OR 6 miles north of Rochester, Ind. on US 31 to 700 N, then east ¾ mile at

987 E 700 N, Rochester, Ind. 46975

Property Location #2 (MARSHALL COUNTY) - 4 miles south of Argos, Ind. on US 31 OR 7 miles north of Rochester, Ind. on US 31 to St. Rd. 110, then east 2 miles to 200 E, then north around the curve ¾ mile to the northwest corner of 20B Road and Hickory (No address - Only Signs)

Auction Location: Fulton County Museum (Round Barn) Historical Society  
37 E CR 375 N • Rochester, Ind. 46975

**Tuesday, August 12, 2025 • 6:00 p.m.**



**158.5<sup>+/-</sup>**  
*Acres*  
**5 PARCELS**

*Fulton & Marshall Counties*

*Approx. 6 miles from  
Rochester and Argos*

- Beautiful Ranch House
- 1,700 Head Hog Houses
- Barn
- Bins
- Nearly All Tillable

**OPEN HOUSE:**  
**Thursday, July 24, 2025**  
**3:00 - 5:00 pm**

— Owners —

**Donald R. &  
Mary Kay Towne  
and Micah R. Towne**



**HAHN**

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

AC39800021

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# General Information



## PROPERTY #1 FULTON COUNTY 987 E 700 N ROCHESTER, IN 46975

**PARCEL 1:** This is a super 26.5± acre property. The house is an approx. 1,600 sq. ft. all brick ranch with a 23x25 attached garage. It was built in 1980. It has a full basement, 3 bedrooms, 2 full baths, family room with fireplace, nice kitchen with stove, refrigerator and dishwasher, large living room and dining room. There's a newer LP gas furnace, central air, gas water heater, Kinetico softener and a 4" well. The house is well-cared-for and has great curb appeal.

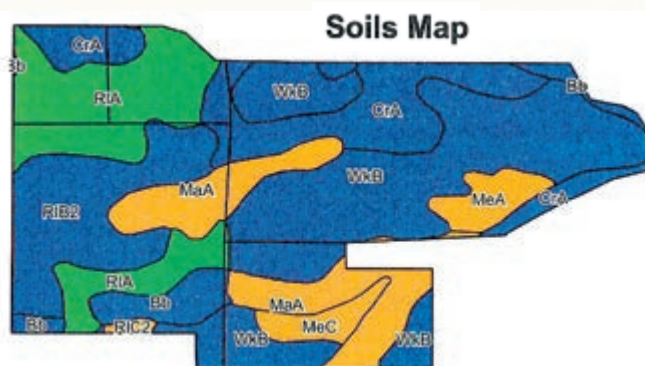
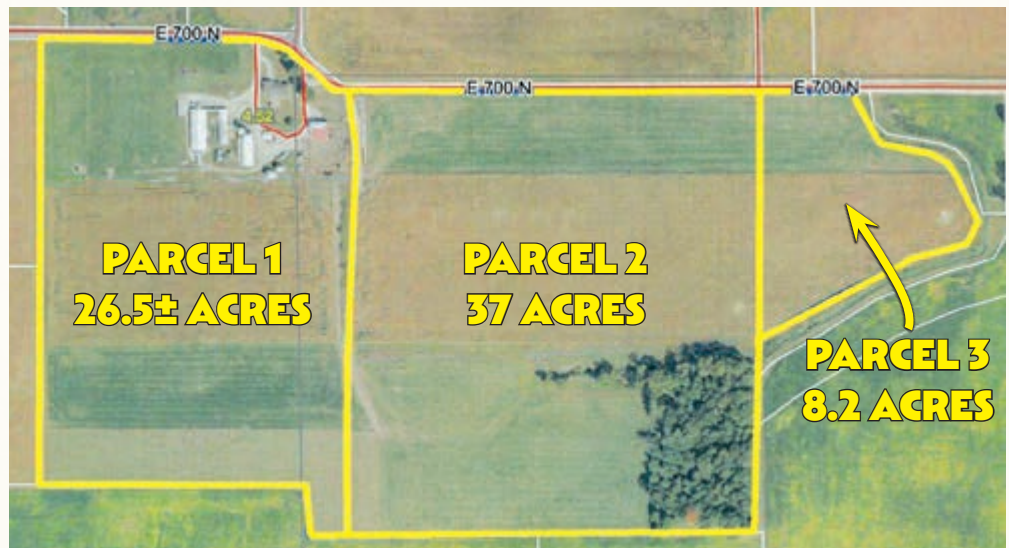
There are two hog barns that hold a total of 1,700 head. Piglets come in at approx. 12 lb. and go out at approx. 55 lb. Everything for this facility stays; feeders, waterers, bins, gates, furnaces - anything to do with the setup.

The barn has cattle pens, gates and waterers. There are two grain bins totaling approx. 15,000 bu. total.

This is a very attractive property with income potential. The piglets will be gone by closing but new contracts are available for the buyer to work out.

**PARCEL 2: 37 Acres** of fenced approx. 32 acres tillable bare land. There is approx. 5 acres woods in the southeast corner. Frontage on 700 N.

**PARCEL 3: What a great building spot. 8.2 Acres** with a creek two sides. Frontage on 700 N.



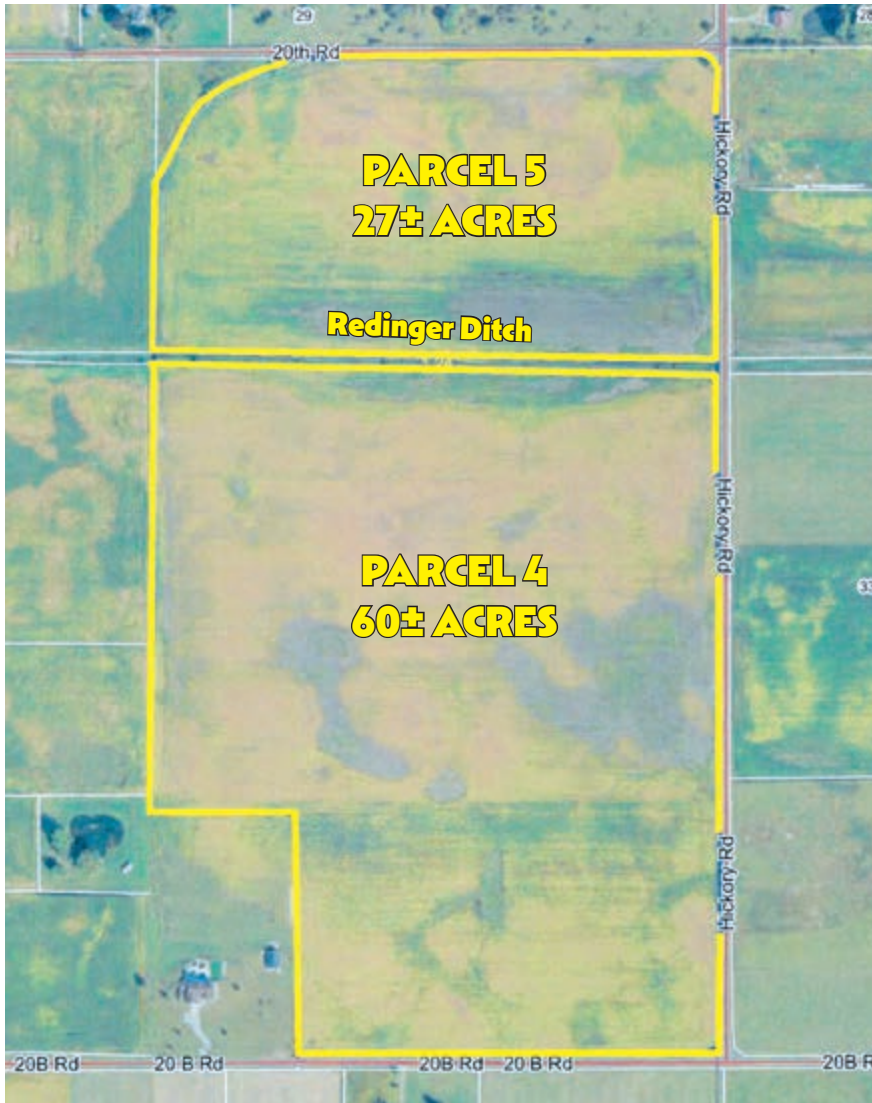
Area Symbol: IN049, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Corn Bu
WkB	Wawasee fine sandy loam, 2 to 6 percent slopes	21.64	32.6%		Ile	145
RIA	Riddies fine sandy loam, 0 to 2 percent slopes	10.91	16.6%		Ile	141
CrA	Crosier loam, 0 to 2 percent slopes	9.86	15.0%		IIlw	154
RIB2	Riddies fine sandy loam, 2 to 6 percent slopes	8.53	12.9%		Ile	141
MaA	Markon loamy sand, 0 to 2 percent slopes	7.93	12.0%		IIlw	117
Bb	Barry loam	3.29	5.0%		IIlw	175
MeA	Metee loamy sand, 0 to 2 percent slopes	1.96	3.0%		IIIs	110
MeC	Metee loamy sand, 6 to 12 percent slopes	1.51	2.3%		IIIs	100



## PROPERTY #2 MARSHALL COUNTY

**PARCEL 4: Approx. 60 Acres** with frontage on 20B and Hickory. Approx. 57 acres tillable, all except the roads. The north line is the Redinger ditch. The corn looks great.

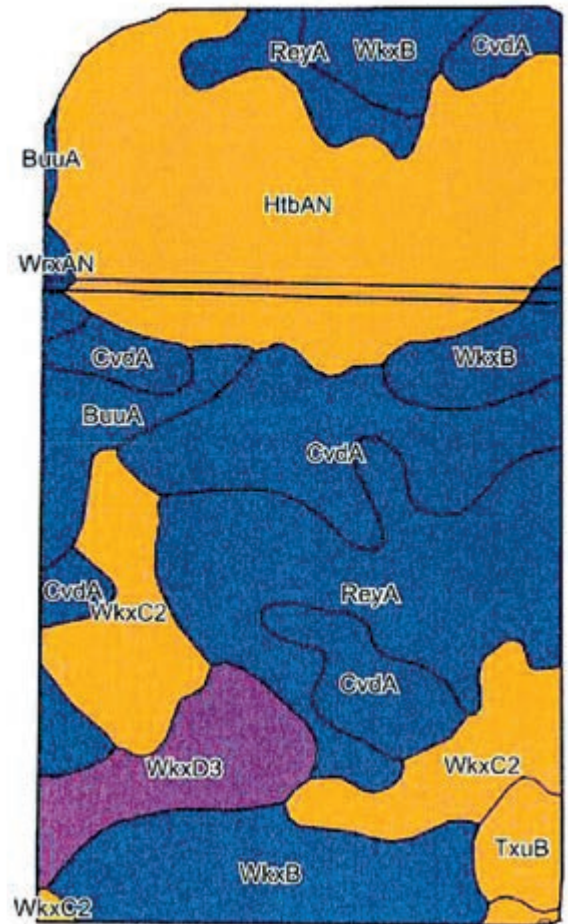
**PARCEL 5: Approx. 27 Acres** north of the Redinger ditch with frontage on Hickory Rd. and 20th Road. Again, corn looks good.



**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 Map**



Area Symbol: IN099, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu
HibAN	Houghton muck, drained, 0 to 1 percent slopes	24.67	27.6%		IIIw	159
ReyA	Rensselaer loam, 0 to 1 percent slopes	15.72	17.6%		IIw	167
CvdA	Crosier loam, 0 to 1 percent slopes	14.69	16.4%		IIw	154
WkxB	Wawasee sandy loam, 2 to 5 percent slopes	12.97	14.5%		IIe	138
WkxC2	Wawasee sandy loam, 6 to 12 percent slopes, eroded	9.90	11.1%		IIIe	125
WkxD3	Wawasee sandy clay loam, 12 to 18 percent slopes, severely eroded	5.07	5.7%		Vle	145
BuuA	Brookston loam, 0 to 1 percent slopes	4.31	4.8%		IIw	172
TxuB	Tyner loamy sand, 1 to 5 percent slopes	1.79	2.0%		IIIs	80
WkxAN	Wunabuna silt loam, drained, 0 to 1 percent slopes	0.30	0.3%		IIw	152
Weighted Average					2.63	151



HAHN AUCTIONEERS, INC.

1203 E. Market St.  
Nappanee, IN 46550

**158.5<sup>+/-</sup>**  
*Acres*  
**5 PARCELS**

## TERMS and 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 October 1, 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.

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

**TAXES:** Fulton Co. Property - \$2,772.98; Marshall Co. Property - \$3,440.56.

**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.