

LAND AUCTION

Property located just west of the intersection of CR 101 and CR 52 on CR 52, Nappanee, IN
Auction held at United Christian School located at the corner of CR 101 and CR 52.

MONDAY, SEPTEMBER 8, 2025

All Tillable
Elkhart Co.
Locke Twp.

STARTING AT 6:00 PM

30.95 ACRES

5 Parcels
Farm Ground
Potential
Building Sites

TRACT 1: 6.34 Acres - All tillable.

TRACT 2: 8.30 Acres - All tillable.

TRACT 3: 5.81 Acres - All tillable.

TRACT 4: 5.32 Acres - All tillable.

TRACT 5: 5.47 Acres - All tillable.

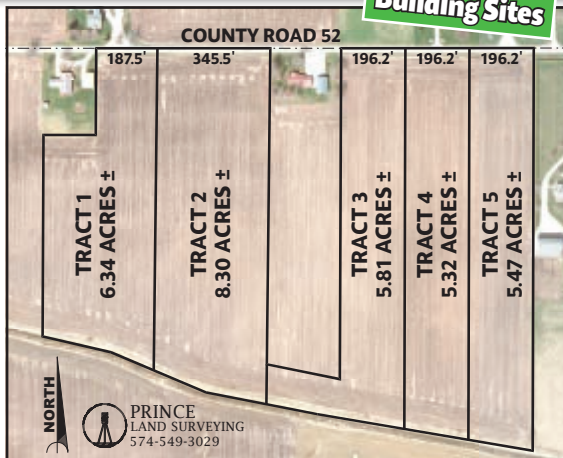
TERMS & CONDITIONS

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.

CLOSING: The balance of the purchase price is due at closing approximately 35 days after presentation of marketable title. **Approximately November 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 end of 2025 crop year.

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.

EDWARD C. PIPPENGER, OWNER

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