

Sahlhoff

Property Location

3 miles west of LaPaz, Ind. on US 6 OR 6 miles east of Walkerton, Ind. to Quince Rd., then north 1 mile.

Auction Location

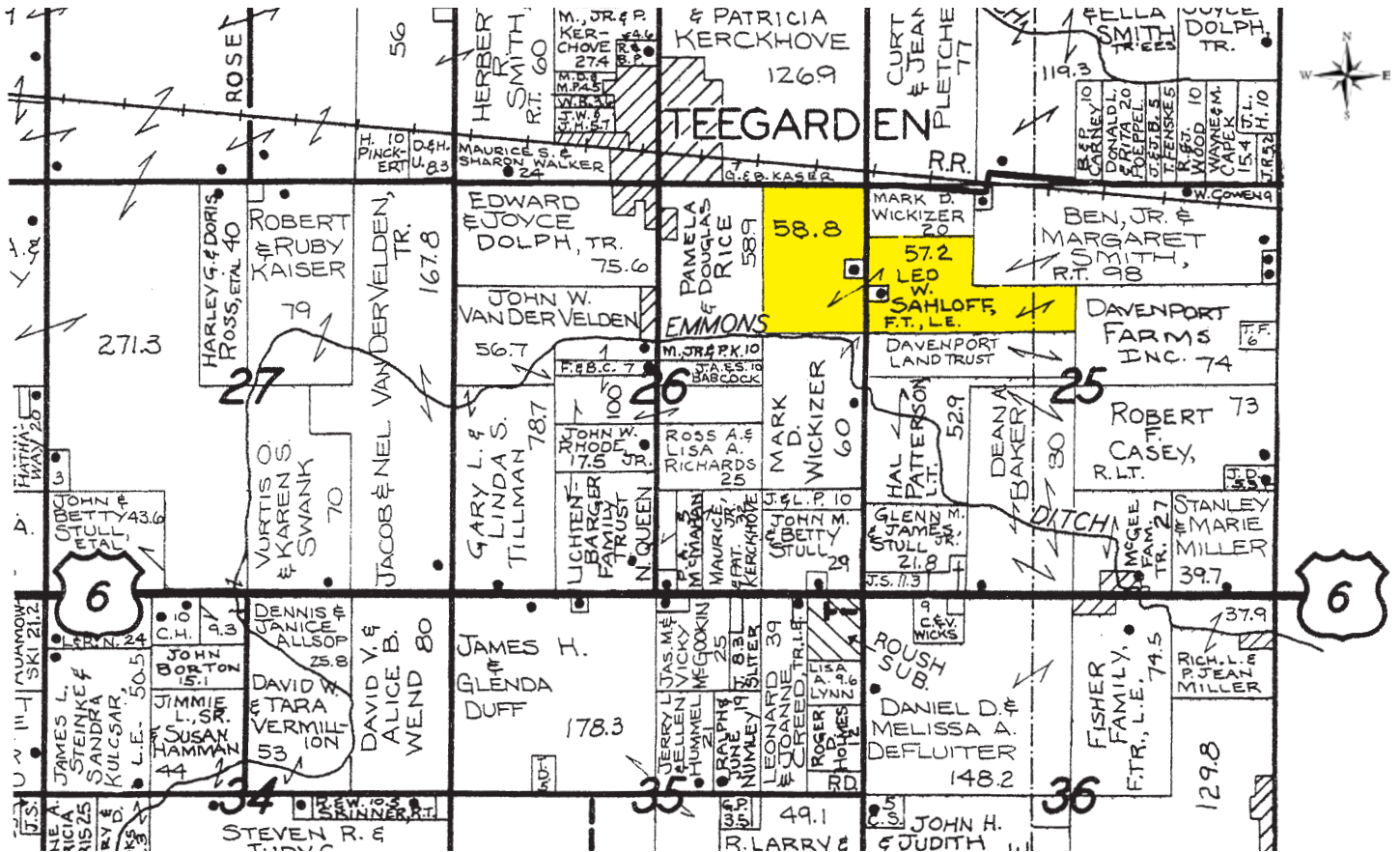
Albert's Estate Gathering Place
322 Vandalia St. • LaPaz, Ind. 46537

Monday, October 27, 2025 • 6:00 p.m.

**NEARLY ALL
TILLABLE
NORTHERN
MARSHALL COUNTY
HIGH QUALITY
FARMLAND**

116 Acres

7 VARIED PARCELS



HAHN

hahnrealtyandauktion.com

AC39800021

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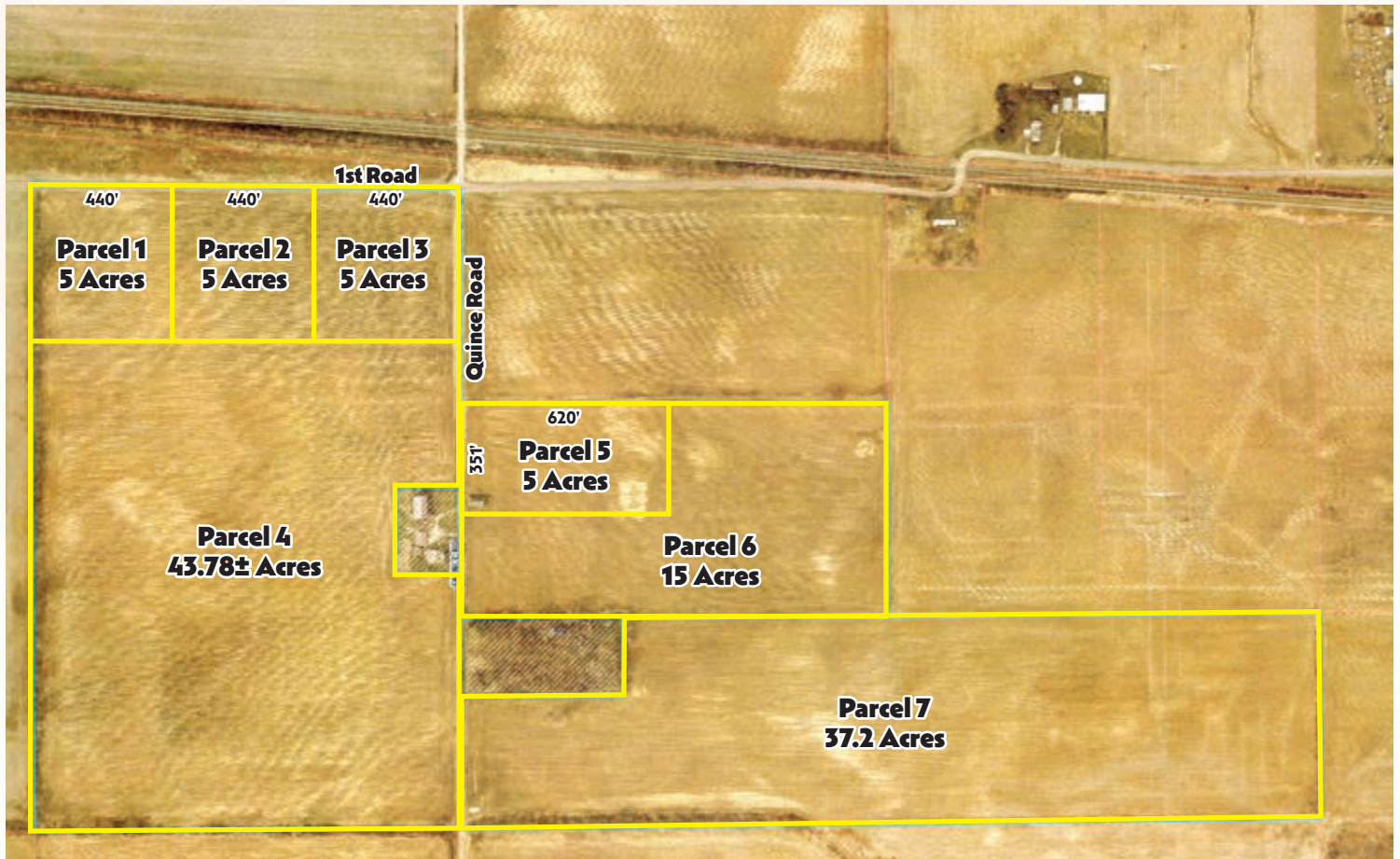


Owners

Leo W. Sahlhoff Trust

Trust

General Information



PARCELS 1, 2 and 3: 5 Acres each

These are all 440' frontage on 1st Road x 495' deep. Rensselaer, Riddles and Oshtemo soils.

PARCEL 4: 43.78 Acres

All tillable. Frontage on Quince Road. Crosier, Riddles and Oshtemo Loamy soils.

PARCEL 5: 5 Acres

All tillable. Approx. 351' frontage x 620' deep. Mostly Crosier Loam with a small, older barn.

PARCEL 6: 15 Acres

Bare land all tillable. Mostly Crosier Loam.

PARCEL 7: 37.2 Acres

Nearly all tillable. Mostly Riddles and Oshtemo Sandy Loam.

**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.

HAHN AUCTIONEERS, INC.

1203 E. Market St.
Nappanee, IN 46550

Super
116[±]
Acres

**NEARLY ALL
TILLABLE SOIL
OFFERED IN
7 PARCELS**

TERMS and CONDITIONS

PROCEDURE: The property will be offered in 7 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 December 1st, 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.

2% BUYER'S PREMIUM WILL BE IN EFFECT.

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

TAXES: West 58.78 Acres - \$2,213.10; East side North 20 Acres - \$759.26; East side South 37.2 Acres - \$1,246.12.

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.