

**4 miles
from Milford**

**3 miles
from New Paris**

**9 miles
from Nappanee**

Unzicker REAL ESTATE AUCTION

Elkhart Co.

Indiana

**Jackson
Township**

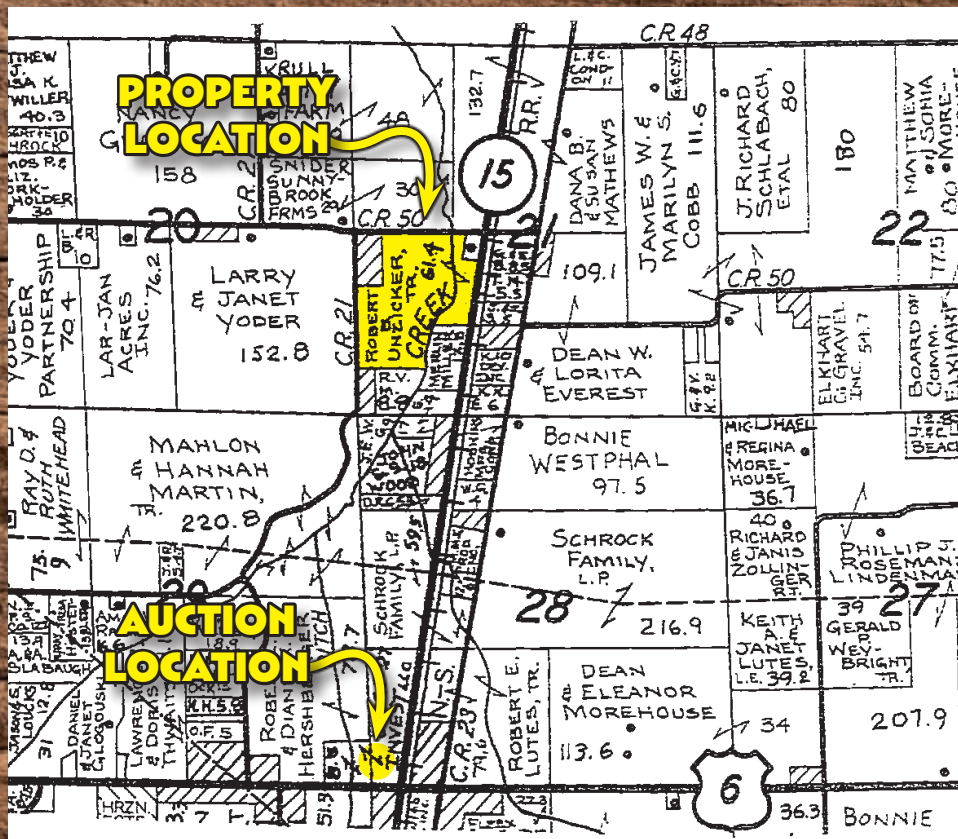
**Fairfield
Schools**

68.5± Acres of Bare Land

Property Location: Approximately 3 miles south of New Paris, Ind. on St. Rd. 15 to CR 50, then west to the first farm.

Auction Location: 1½ miles south of the parcel of land on St. Rd. 15 at
Polk Auction Facility - 72435 St. Rd. 15, New Paris, Ind. 46553

Thursday, November 13, 2025 • 6:00 p.m.



68.5 Acres in 3 Tracts

- 33.4 Acres

- 22.2 Acres

- 12.9 Acres

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

The Former Property of
Robert & Jewell Unzicker,
deceased

**Darwin L. Unzicker &
Darla J. Miller, Owners**



HAHN

hahnrealtyandauction.com

AC39800021

Phil Hahn - (574) 535-3783

IN Lic. #AU01012967

Jason Hahn

(574) 536-7682

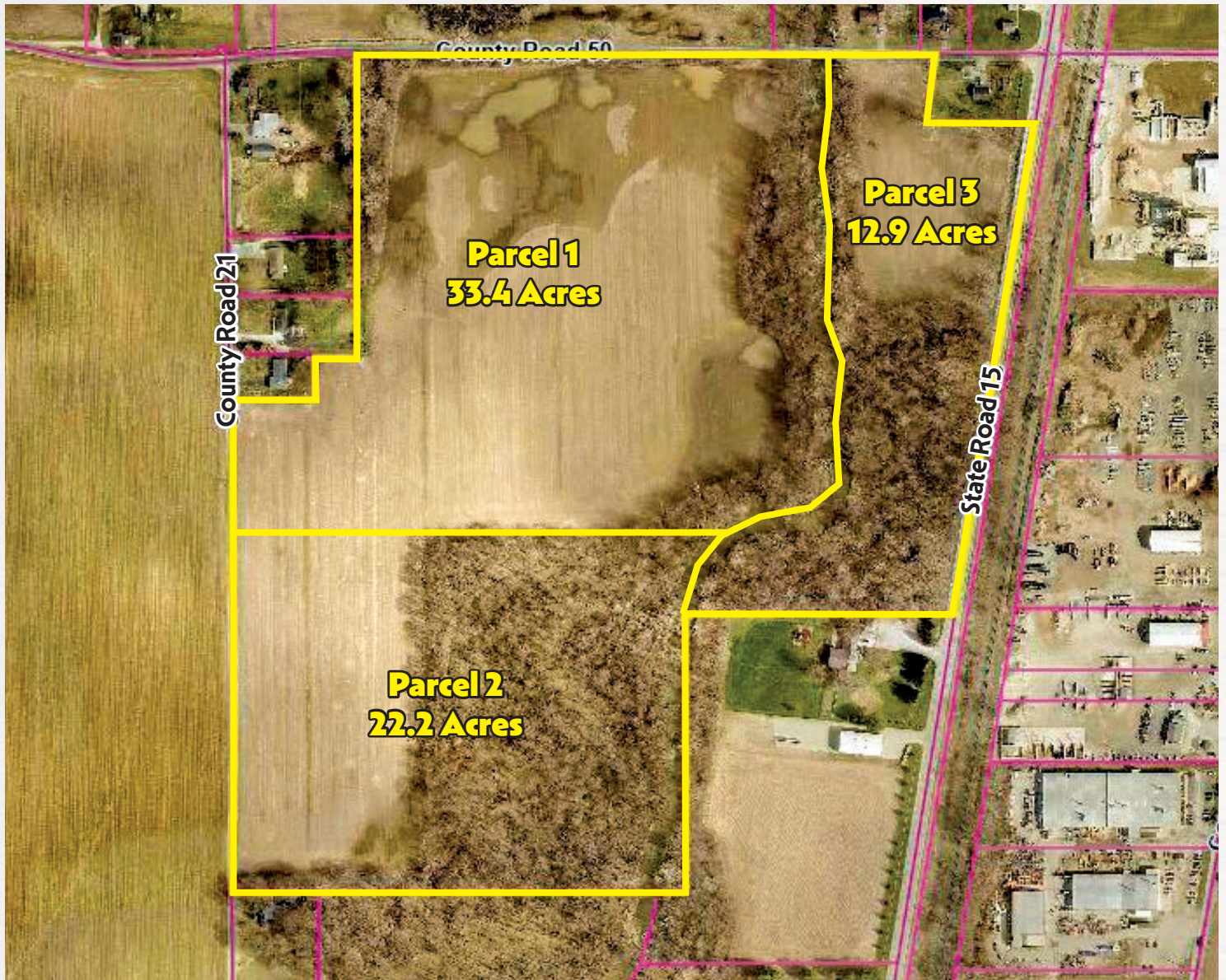
Brian Wuthrich

(574) 268-4940 - Milford, IN

Office (574) 773-8445 • Nappanee, IN



General Information



PARCEL 1: 33.4 Acres

Approximately 28 acres tillable of Bronson Sandy Loam and Gilford Sandy Loam with frontage on both CR 50 and CR 21. The east perimeter is Turkey Creek, so there is some woods along the east side.

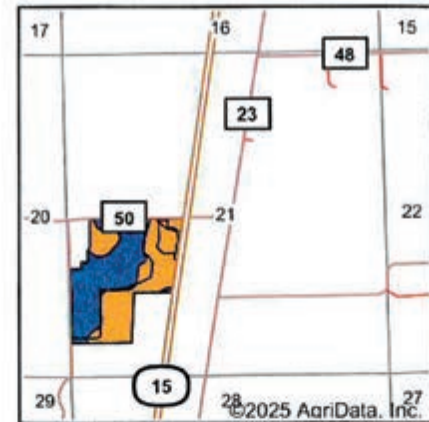
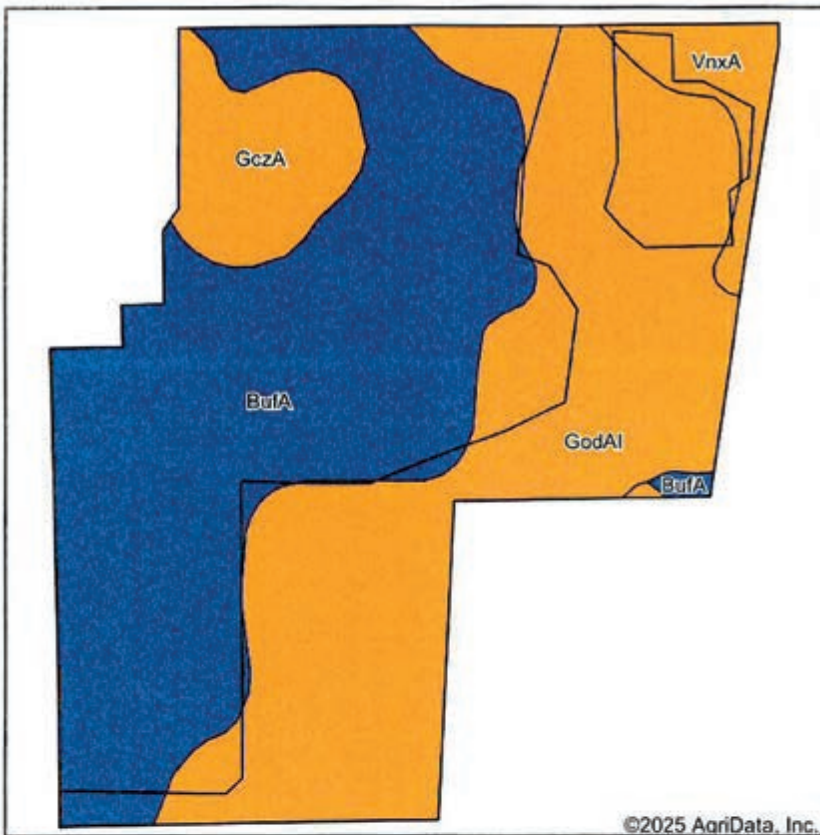
PARCEL 2: 22.2± Acres

Approximately 10 acres tillable of Gravelton Loam and Bronson Sandy Loam. There may be approximately 1 acre on the east side of Turkey Creek. The frontage is all on CR 21.

PARCEL 3: 12.9± Acres

Located on the east side of Turkey Creek, this parcel is mostly wooded and/or river bottom. There is approximately 3.5 acres tillable. There is frontage on CR 50 and St. Rd. 15 and it is nearly all Gravelton Loam.

Soils Map



State: **Indiana**
 County: **Elkhart**
 Location: **21-35N-6E**
 Township: **Jackson**
 Acres: **64.04**
 Date: **8/26/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPS
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Soils data provided by USDA and NRCS.

Area Symbol: IN039, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	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	Winter wheat Bu
BuIA	Bronson sandy loam, 0 to 1 percent slopes	29.59	46.2%		Ills	121	145	14	23	4	5	42	8	41	47	54
GodAI	Gravelton loam, 0 to 1 percent slopes, frequently flooded, long duration	27.31	42.6%		Illw											
GcZA	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil	4.80	7.5%		Illw	147				5			10	41		59
VnxA	Vistula loamy sand, 0 to 1 percent slopes	2.34	3.7%		Ills	89	14	1	2	3		4	6	31	4	44

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

68.5±
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 December 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.

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

TAXES: \$1,058.36.

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.