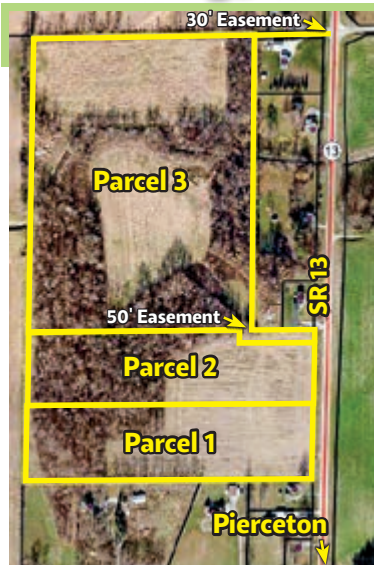


Earnhart LAND AUCTION

Property Location: ½ mile north of US 30 in Piercetown, IN on St. Rd. 13 (west side of SR 13). Watch for signs.

Auction Location: American Legion - 104 N. First St., Piercetown, IN 46562.

Monday, December 8, 2025 • 6:00 PM



49.6 ACRES

3 TRACTS

Washington Twp. • Kosciusko Co.

**Building Sites • Farm Ground
Woods • Recreation Land
Large Amount of Wildlife**

TRACT 1 - 10± acres. Potential building site. Approx. 5 acres of woods and 5 acres tillable. 330' of road frontage.

TRACT 2 - 10± acres. Potential building site. Approx. 5 acres of woods and 5 acres tillable. 280' of road frontage.

TRACT 3 - 29.6± acres with approximately half woods. A ditch cuts through this parcel. This parcel will have a 50' access along Tract 2 of ownership and a 30' ingress and egress easement on the north side of the parcel. This parcel would be buildable.

Inspection Anytime - Wear Orange

REAL ESTATE TERMS & CONDITIONS

DOWN PAYMENT: 5% 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.

DEED: Sellers shall provide Warranty Deed(s).

EASEMENTS: Sale of the property is subject to any and all easements of record.

EVIDENCE OF TITLE: Seller shall provide an Owner's Title Insurance policy in the amount of the purchase price.

CLOSING: The balance of the purchase price is due at closing approximately 45 days after presentation of marketable title. Approximately January 5, 2026.

POSSESSION: Closing.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

AGENCY: Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

3% BUYER'S PREMIUM

Roger H. & Gary L. Earnhart, Owners

HAHN

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