

LAND AUCTION

Property Location: West of Nappanee on US 6 to CR 3, then north to CR 52, then west 1 mile to CR 1, then north approximately $\frac{3}{4}$ of a mile. Watch for signs. Property is located between CR 52 and CR 50 on CR 1.

Auction Location: United Christian School located at the corner of CR 101 and CR 52.

Monday, December 1, 2025 • 6:00 PM

(2) 10 Acre Parcels
WaNee Schools

20 ACRES
ALL TILLABLE

Elkhart County
Locke Township

Both parcels will have 330' of road frontage x 1320' deep.
Potential building sites or farmland.



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.

1% BUYER'S PREMIUM

Edward C. Pippenger, Owner

HAHN

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