

NUNEMAKER FAMILY FARM, LLC

AUCTION

Property Location: 4 miles north of Nappanee, Ind. on St. Rd. 19 OR 2 miles south of Wakarusa, Ind. on St. Rd. 19, then on the west side of the road with access also on CR 44.

Auction Location:

Nelson's Banquet Hall - 607 Nelsons Parkway, Wakarusa, Ind. 46573

Tuesday, November 18, 2025 • 6:00 PM

51± ACRES

1 PARCEL
LOCKETWP. • ELKHART CO.
BETWEEN NAPPANEE
& WAKARUSA

SOIL TYPES: This farm is all Brookston Silt Loam and Crosby Loam which is clay type soils and excellent soils for the production of corn, soybeans, wheat and other crops.

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.

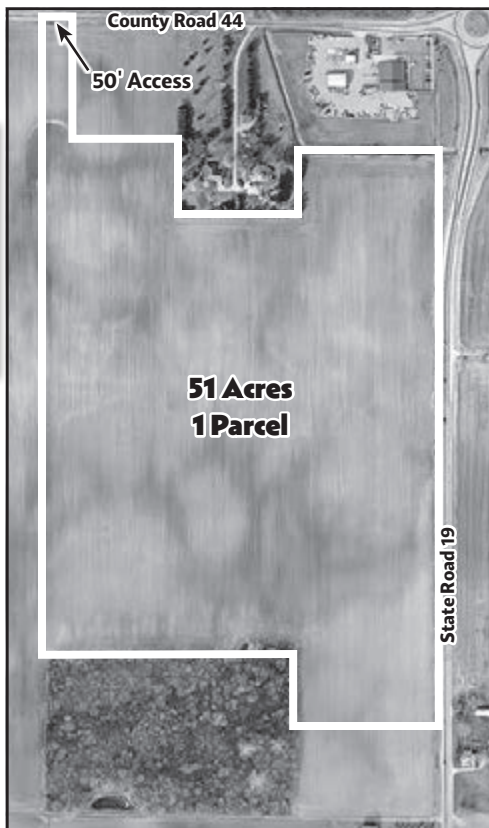
ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to approval by the Seller.

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 December 15, 2025.



POSSESSION: End of 2025 crop year.

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

Nunemaker Family Farm, LLC



HAHN

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