

NIFONG Real Estate Auction

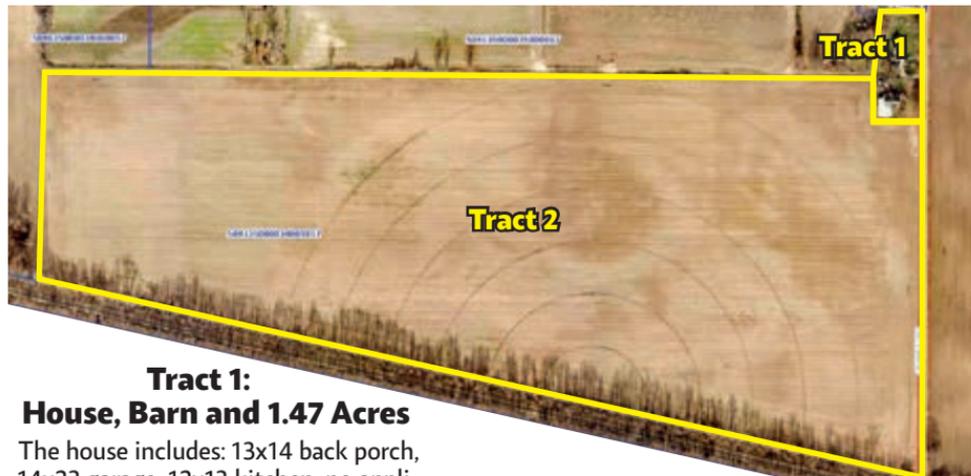
Property Location: West of Plymouth, IN on Lincoln Highway to Quince Rd., then south OR west on St. Rd. 17 to Quince Rd., then north to 8675 Quince Rd., Plymouth, IN 46563.

Auction Location: Union Church of the Brethren - 10483 SR 17, Plymouth, IN 46563.

Monday, March 23, 2026 • 6:00 PM

**House • Barn
1.47 Acres**

**71.72 Acres
Irrigated Land**



Tract 1:

House, Barn and 1.47 Acres

The house includes: 13x14 back porch, 14x23 garage, 12x13 kitchen, no appliances, 12x12 bedroom, 1 full bath, 12x22 living room, 9x12 bedroom, 1 large room upstairs, full basement, gas FA furnace, gas water heater, 100 amp elec., 4" well, vinyl siding, roof appears good. The interior of this house needs restoration! There is also an older barn on the property.



Tract 2: 71.72 Acres All Tillable

with a 6-tower Zimmatic irrigation system and 8" well with a 25 hp 3 ph electric motor.

Buyer to receive 2026 cash rent.

Visit website for soil maps.

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 May 1, 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

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