

TROYER LAND AUCTION

Located north of the 20 Bypass on St. Rd. 19 to CR 16 (W. Indiana Ave.), then west approximately 1 mile to property. Watch for signs.

Auction held at the Yoder Carpets - 3306 S. Nappanee St., Elkhart, Ind. 46517

Tuesday, March 3, 2026 • 6:00 PM

**4 POTENTIAL
BUILDING SITES**

**QUIET
SETTINGS**

*All 4 lots will have
a paved shared
driveway back to a
nice, secluded area.*

*All parcels are
tillable with woods
surrounding a
large portion
of the property.*

**TRACT 1:
6.31± Acres**

**TRACT 2:
5.35± Acres**

**TRACT 3:
3.14± Acres**

**TRACT 4:
3.14± Acres**

17.94 ACRES

**Zoned Residential
Baugo Twp.
Elkhart County
Baugo Schools**



City water available.
No city sewer.

REAL ESTATE TERMS & CONDITIONS

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.

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 April 15, 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.

2% BUYER'S PREMIUM

Larry D. Troyer, Owner

HAHN

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