

80 Acre Real Estate Auction

Located 3.5 miles west of US 31 on US 6 to 15712 US 6, Plymouth, IN 46563

Open House
Thursday,
May 14
4:00-6:00 pm

Tuesday, June 2, 2026 • 6:00 PM

80 ACRES House, Buildings, 3.5 Acres | **76.5 Acres**
 Marshall County | Polk Township | John Glenn Schools

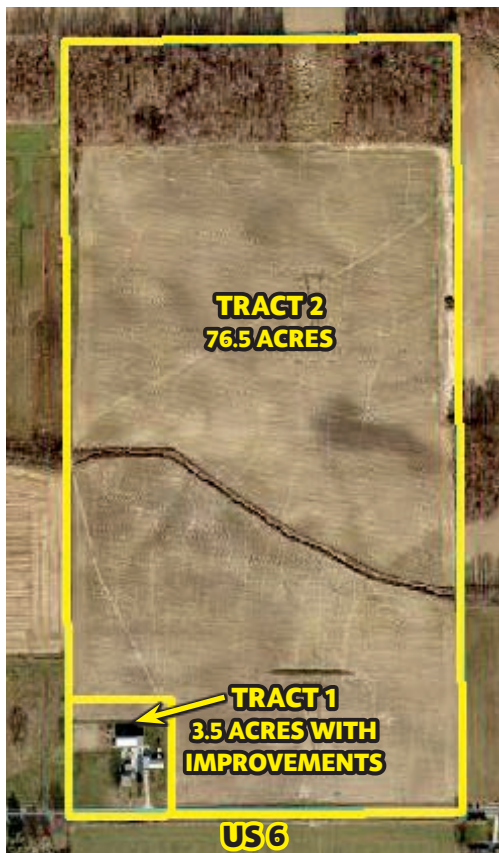
TRACT 1: 1,536 sq. ft. updated 2-story home with unfinished basement. The main level includes 13x14 kitchen, 14x30 living/dining room with fireplace, 8x11 bedroom with attached bath, 9x16 finished room with sliding door that could go out to a deck.

The 2nd floor has a 1/2 bath, 4 bedrooms (10x16, 10x11, 10x11 and 10x10). It has a gas FA furnace with central air, gas hot water heater, 100 amp elec., two nice outbuildings, large barn with lean-to and pole barn. This would make a great farmette to raise a family.

TRACT 2: 76.5 acres with 10 acres of woods on the north end of the property. Cash rent for 2026 to be split 50/50.

Real Estate taxes split 50/50.

REAL ESTATE TAXES: \$3,628.00 per year on entire farm.



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 July 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



HAHN

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