

HAAS REAL ESTATE AUCTION

Property Location: Approx. 2 miles east of LaPaz, Ind. on US 6 to Linden Road, then north on east side.

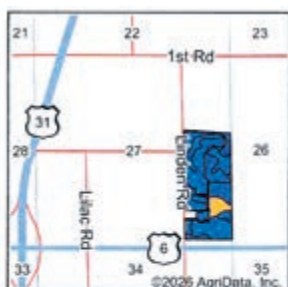
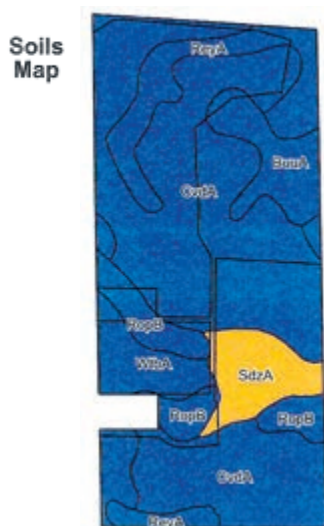
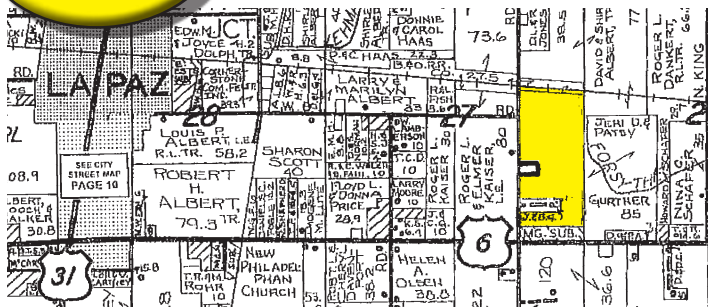
Auction Location: Albert's Estate Gathering Place - 322 Vandalia St. • LaPaz, Ind. 46537

Monday, August 17, 2026 • 6:00 p.m.

6 miles from
Plymouth
13 miles from
South Bend

84.5± ACRES IN 4 PARCELS
Nearly All Level Tillable Soil

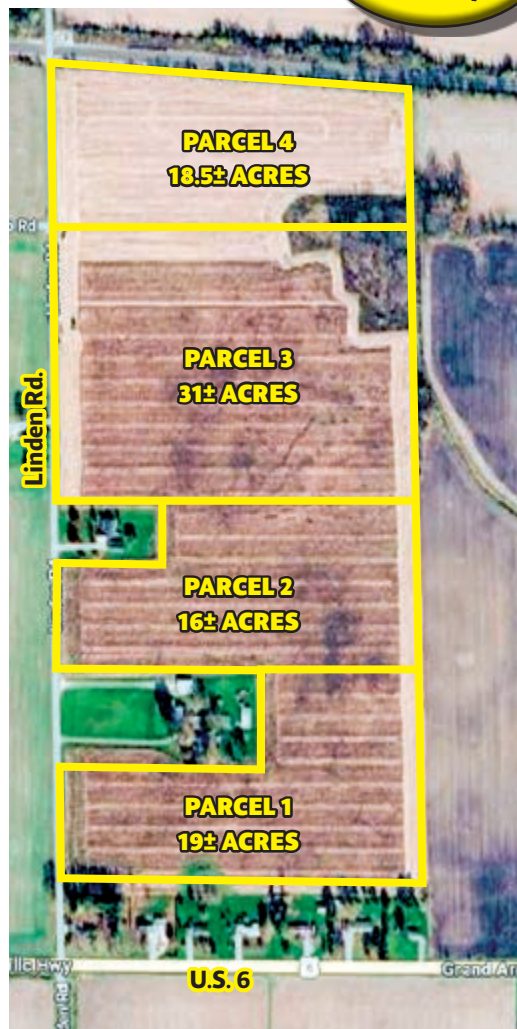
Marshall Co.
Indiana
North
Township



State: Indiana
County: Marshall
Location: 27-35N-2E
Township: North
Acres: 86.51
Date: 7/7/2026



Code	Soil Description	Acres	Percent of total	Number Class Legend	Number Class 1	Cont. Bu	Grass Income Rate Type	Feature #/100	Scrubland Bu	Forest Land Bu	% NCCRP Subsidy
Cd2A	Crossed loam, 0 to 1 percent slopes	49.99	57.7%		8u	154	5	10	50	89	98
BayA	Remotely loam, 0 to 1 percent slopes	10.23	11.8%		8u	107	5	11	40	68	81
BayB	Whisper loam, 0 to 1 percent slopes	7.38	8.5%		8u	154	5	10	50	89	71
BayC	Whisper loam, 0 to 1 percent slopes	6.89	8.0%		8u	125	4	9	40	62	85
Sd2A	Salisbury-Crossed complex, 0 to 1 percent slopes	6.11	7.1%		8u	126	4	9	40	62	85
Sd2A	Brookston loam, 0 to 1 percent slopes	5.93	6.9%		8u	112	6	12	40	70	74
Weighted Average		2.87	983.4						48.8	68	% 68.8



— TAXES —

Parcels 1, 2 & 3: \$2,565.92 total 2925 due 2026.

Parcel 4: \$735.06 total 2025 due 2026.

REAL ESTATE TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 4 parcels. There will be open bidding on all tracts during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete. The property will be sold in the manner resulting in the highest total sale price, subject to confirmation of the sellers.

Can't make the auction in person? Call us and bid by phone!

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.

CLOSING: The balance of the purchase price is due at closing approximately 35 days after presentation of marketable title. Approximately October 1, 2026.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: Split 50/50 between buyer and seller if needed.

POSSESSION: At end of 2026 crop year.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

AUCTIONEER NOTE: Your bidding is not conditional upon financing, so be sure you have arranged financing if needed. For more information on financing or inspection, contact Hahn Auctioneers, Inc.



HAHN

hahnrealtyandauction.com

AC39800021

Phil Hahn • (574) 535-3783

IN Lic. #AU01012967

Jason Hahn

(574) 536-7682

Brian Wuthrich

(574) 268-4940 • Milford, IN

Office (574) 773-8445 • Nappanee, IN



Gregory J. Haas,
Owner