

**LIVE ON-SITE
AUCTION
Elkhart Co., Ind.**

Shirk Family Farm

**Dunlap, Goshen,
Wakarusa Area
Concord Schools**

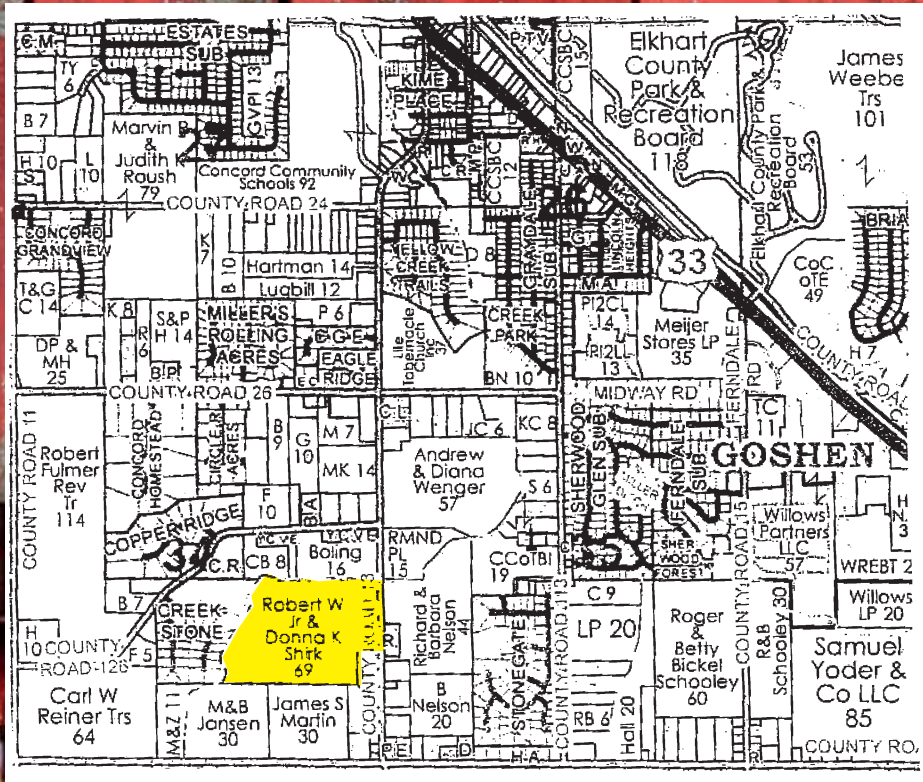
REAL ESTATE AUCTION

**69.3 Acres of Tillable Land with
Super Buildings Offered in 3 Parcels**

Approx. 5 miles north of Wakarusa, Ind. on St. Rd. 19 to CR 28, then 4 miles east
to CR 13, then ¼ mile north at **60692 CR 13 • Goshen, Ind. 46526**

Tuesday, August 11, 2026 • 6:00 p.m.

Open House: Thursday, July 23 • 4 to 6 pm



**69±
Acres**

*Offered in
3 Parcels*

- ① **House, Buildings
& 3 Acres**
- ② **2 Acres Bare Land**
- ③ **64.3 Acres Bare,
Nearly All Tillable
Farmland**

Sellers: Robert W. & Donna K. Shirk



HAHN

hahnrealtyandauction.com

AC39800021

Phil Hahn • (574) 535-3783

IN Lic. #AU01012967

Jason Hahn

(574) 536-7682

Brian Wuthrich

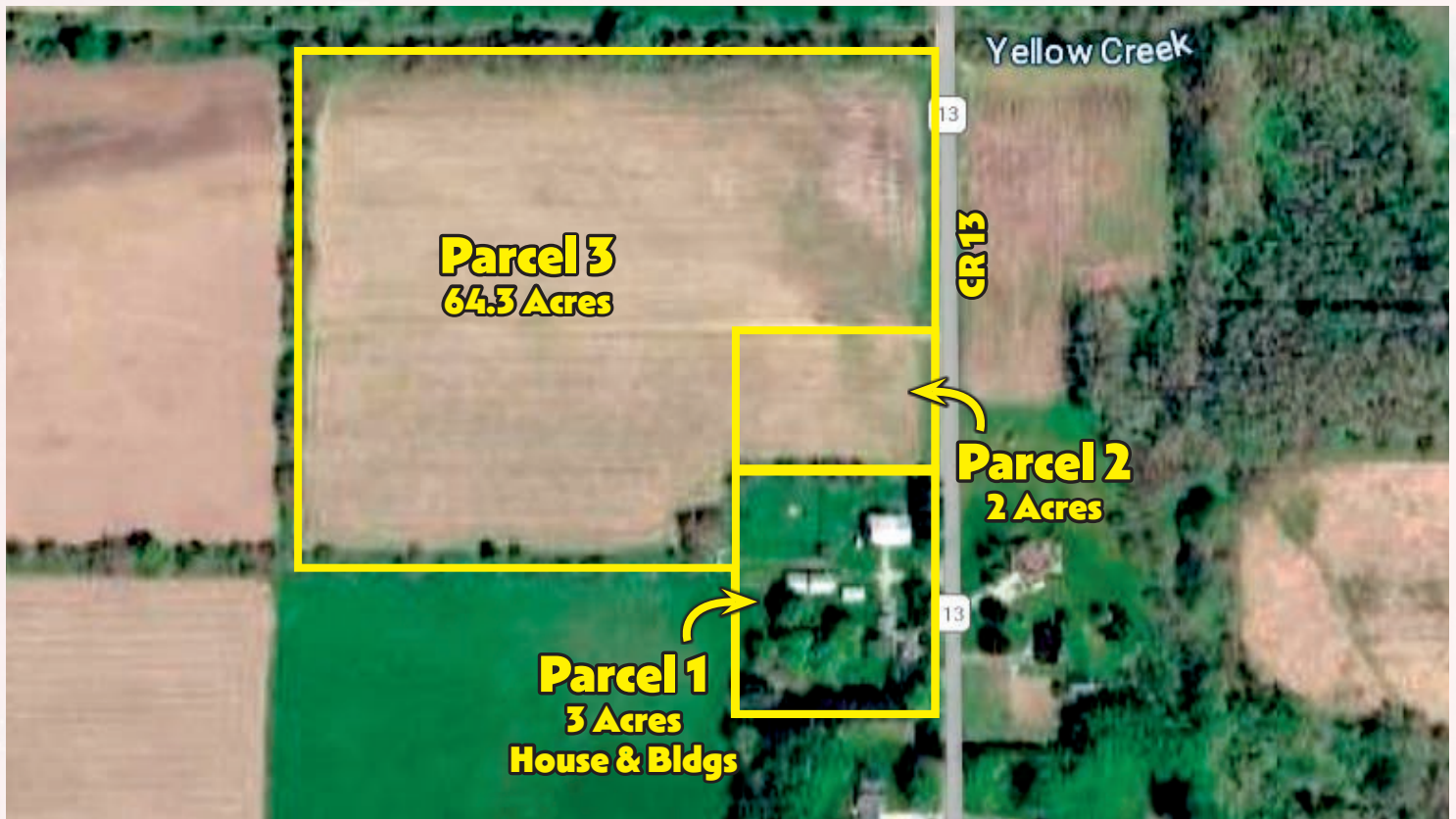
(574) 268-4940 • Milford, IN

Office (574) 773-8445 • Nappanee, IN



**Personal Property Being Sold
at 12:00 Noon Same Day
Tractors • Hay Equipment
Zero-Turn Mower • Household
and More!**

General Information



PARCEL 1: House, Barn, Shed on 3 acres (Approx. 340' x 385')

The house is absolutely gorgeous and its 2,400 sq. ft. in 2 levels. There are 3 bedrooms, beautiful cherry kitchen, living room with fireplace, dining room, family room and ? baths. There is a 24' x 24' attached garage, vinyl siding and nice landscaping. It has gas heat and central air. This is a very nice house with nice-sized rooms and even though it is an older farmhouse, it has had a lot of updating.

The barn is an historic barn that is approx. 45' x 60' that has a bank entrance on the upper level and livestock pens on the lower. There is also a machinery shed that is approx. 24' x 32'. This homesite is well-cared-for and very attractive. What a place for a family to have hobby animals and enjoy the country.

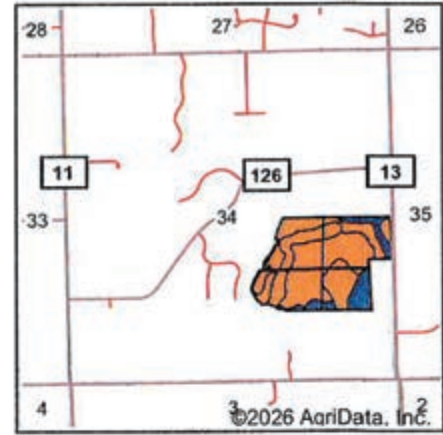
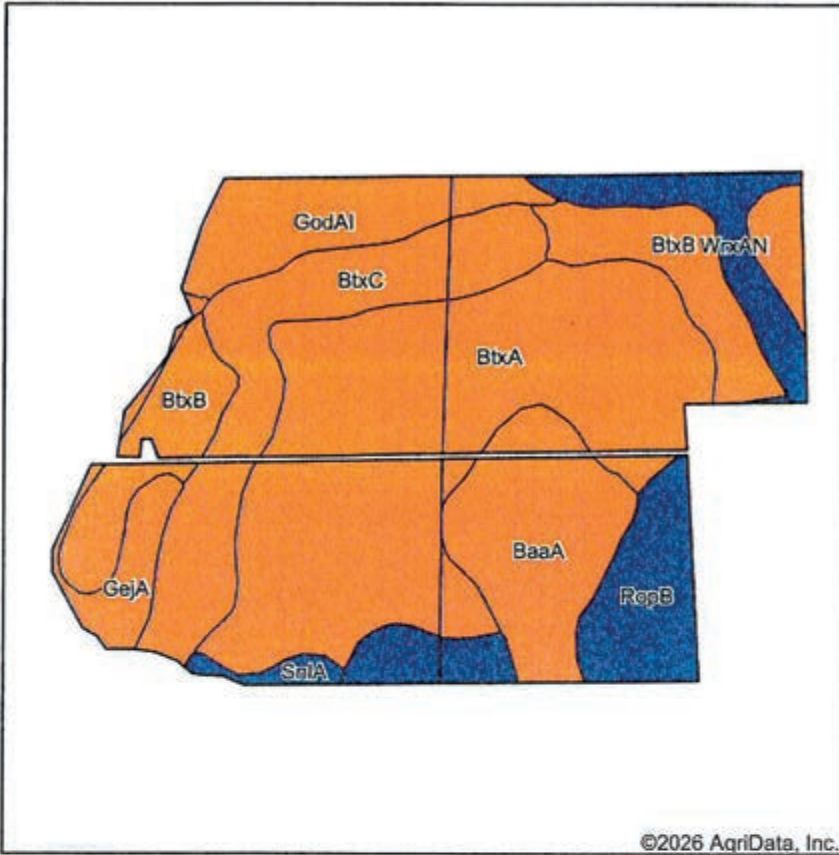
PARCEL 2: 2 Acre Bare Piece of Land (Approx. 230' x 385')

Could possibly be a building site or attach it to Parcels 1 or 3. If you want to build, you will have to apply for administrative subdivision.

PARCEL 3: 64.3 Acres of Mostly Tillable Varied Soil Type Farmland

It has approximately 475' of frontage on CR 13 and the north border is Yellow Creek.

Soils Map



State: **Indiana**
 County: **Elkhart**
 Location: **34-37N-5E**
 Township: **Concord**
 Acres: **60.8**
 Date: **5/20/2026**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IN039, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
BtxA	Bristol loamy sand, 0 to 2 percent slopes	22.16	36.5%		Ills	76		3		5	26		35	31
BtxC	Bristol loamy sand, 5 to 10 percent slopes	8.59	14.1%		Ille	69		2		4	25		32	31
BtxB	Bristol loamy sand, 2 to 5 percent slopes	6.83	11.2%		Ills	78	7	3		5	27	2	36	31
BaaA	Bainters sandy loam, 0 to 1 percent slopes	6.49	10.7%		Ills	114	9	4		8	38	3	57	52
RopB	Riddles-Oshtemo fine sandy loams, 1 to 5 percent slopes	5.42	8.9%		Ille	125		4		8	44		62	55
GodAI	Gravelton loam, 0 to 1 percent slopes, frequently flooded, long duration	4.57	7.5%		Illw									6

This property is being offered without any guarantee of specific zoning or issuance of building permits and health department permits for septic systems and water wells on any parcel. Also, present fence lines are not relevant to the final, newly surveyed lines. The artist rendering of the lines is approximate and for visual inspection only.

HAHN AUCTIONEERS, INC.

1203 E. Market St.
Nappanee, IN 46550

69.3±
Acres
3 Parcels

TERMS and CONDITIONS

PROCEDURE: The property will be offered in 3 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.

EVIDENCE OF TITLE: Seller shall provide an Owner's Title Insurance policy in the amount of the purchase price.

DEED: Sellers shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing approximately 35 days after presentation of marketable title. **Approximately September 15, 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 closing; Farm ground at end of 2026 crop year.

TAXES: \$2,803.04 on all parcels.

EASEMENTS: Sale of the property is subject to any and all easements of record.

AGENCY: Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. Announcements made at the auction podium during the time of the sale will take precedence over any previously printed material, or any other oral statements made. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. All sketches and dimensions in the brochure are approximate. Each potential buyer is responsible for conducting his/her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and selling agents reserve the right to preclude any person from bidding if there is any question as to such person's credentials. All decisions of the auctioneer are final.

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.