

MARSHALL CO. LAND AUCTION

Located at the corner of Beech Rd. and 6th Rd., Bremen, IN
Auction Held at Claywood Event Center, 13920 N 1100 W, Nappanee, IN

Thursday, Sept. 10, 2026 • 6 pm

TRACT 1 – 7.44 +/- acres, all tillable, potential building site, located at the corner of 6th Rd. & Beech Rd..

TRACT 2 – 7.44 +/- acres, all tillable, potential building site, the approx. 352' of frontage on Beech Rd.

TRACT 3 – 13.05 +/- acres, all tillable, potential building site. Tract 3 goes to the center of the ditch.

TRACT 4 – 6.5 acre swing tract, all tillable.

34 Acres

4 Tracts

**Marshall
County**

German Twp.

**Bremen
Schools**

**Potential
Building
Sites**

All Tillable



REAL ESTATE TERMS & 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? 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 5, 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 the 2026 crop year.

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.

Any announcements made day of the sale take precedence over printed material or any other oral statements made.

TAXES: \$1,274.60 on entire farm.

1% Buyer's Premium

Owner: Stackhouse Trust



HAHN

hahnrealtyandauction.com

AC39800021

Phil Hahn
(574) 535-3783
IN Lic. #AU01012967

Jason Hahn
(574) 536-7682

Office (574) 773-8445 • Nappanee, IN



Brian Wuthrich
Sale Manager
(574) 268-4940 - Milford, IN