

36.61

Total Acres

1 PARCEL

Harrison Twp.
Kosciusko Co., Ind.

East Estate Real Estate Auction

Property Location: Approx. 2 miles southwest of Warsaw, Ind. on St. Rd. 25 to 200 S, then west approx. 1½ miles on 200 S to farm (no address). Watch for signs. Parcel #013-121-001.

Auction Location: Mentone Youth League Building
107 W. Jefferson St. • Mentone, Ind.

2 blocks south of St. Rd. 25 on St. Rd. 19,
then 1 block east on Jefferson St.

Monday, Nov. 2, 2026 • 6:00 pm



GENERAL INFORMATION

This 36.6 acres is nearly all tillable (approx. 34.2 acres). The remaining is a very small wooded area to the far southwest end and a little non-tillable from the road side. It is made up of primarily Riddles fine sandy loam, Crosier loam and Wawasee fine sandy loam.

Area Symbol: IN085, Soil Area Version: 28														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Grass legume pasture Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	12.81	36.5%		Ile	141	1	5	8	8	1	49	58	58
CrB	Crosier loam, 1 to 4 percent slopes	9.15	26.0%		Ile	155		5			10	50	69	57
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	7.86	22.3%		Ile	145		5			9	51	58	65
CrA	Crosier loam, 0 to 1 percent slopes	3.02	8.6%		Ilw	154		5			10	50	69	56
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	1.50	4.3%		IIle	130		4			9	46	52	55
AtA	Aubbeenaubee fine sandy loam, moderately permeable substratum, 0 to 2 percent slopes	0.61	1.7%		Ilw	135	17	5			9	44	61	66
Re	Rensselaer loam, 0 to 1 percent slopes	0.22	0.6%		Ilw	167		6			11	49	68	81
Weighted Average					2.04	146.2	0.7	5	2.9	2.9	6.4	49.6	61.7	*n 59.3

TERMS & CONDITIONS

PROCEDURE: The property will be sold subject to confirmation of the sellers. **Can't make the auction in person? Call us and bid by phone!**

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.

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

TAXES: 2026 due 2027 paid by the seller and all 2027 due 2028 will be paid by buyer.

TAX AMOUNT: 2025 due 2026 was \$1,059.40 or \$28.94 per acre.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid price is subject to approval by the Sellers.

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.

CLOSING: Approximately 30 days.

POSSESSION: Subject to a lease that terminates December 31, 2026 and any rent due shall remain sole property of the Estate.

Geraldine Marie East Estate

1st Source Bank, Personal Representative

HAHN

hahnrealtyandauction.com

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