

# Anglin

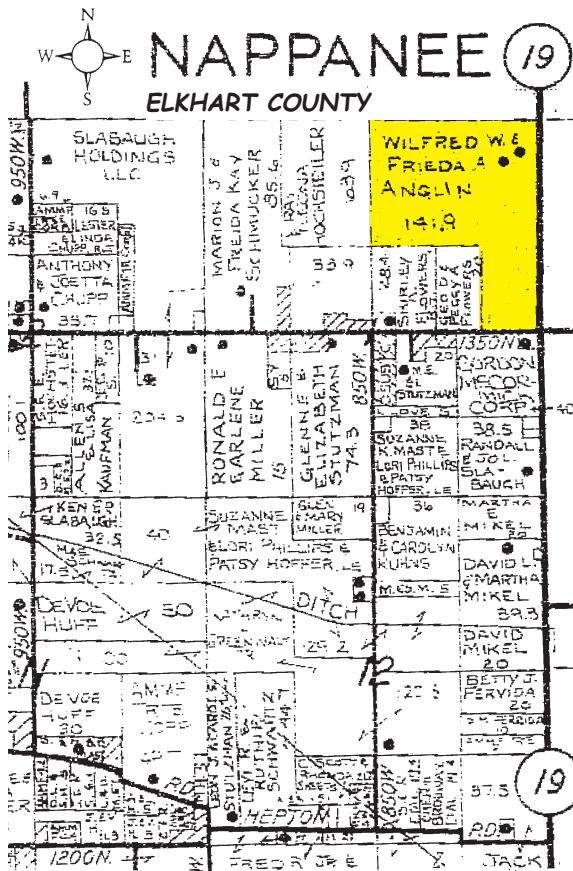
# 142 ACRE FARM AT AUCTION

**Property Location:** South edge of Nappanee, Ind. at 13915 N and 13899 St. Rd. 19, Nappanee, Ind. (Kosciusko County)

**Auction Location:** Sammlung Platz Park Building • 752 Tomahawk Trail • Nappanee, IN 46550  
(new building on the south side of the main Sammlung Platz building)

## Thursday, November 19, 2026

### Starting at 6:00 pm



Parcel 1 House

*Open House*  
*Monday, October 26*  
*4:00 to 6:00 pm*



Parcel 2 House

**142**  
**Total Acres**  
**Approximately**  
**110 Acres Tillable**

**Offered in**  
**9 Parcels**

• **2 Houses**  
• **North Wood**  
**Schools**

*Absolutely*  
*Fantastic*  
*Location*  
*Next to the*  
*City of*  
*Nappanee!*

**The property of Wilfred W. (Willie)**  
**and Frieda A. Anglin, deceased**

## HAHN

[hahnrealtyandauktion.com](http://hahnrealtyandauktion.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

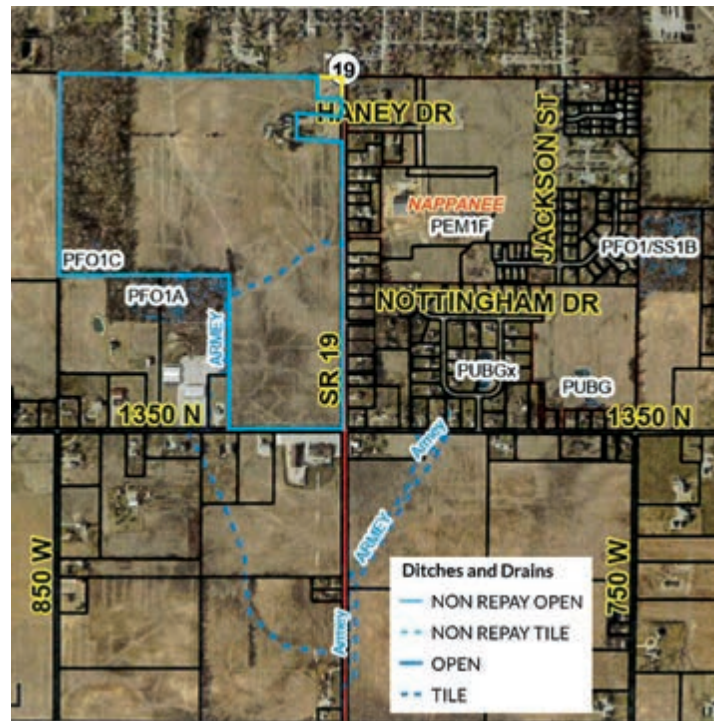


# General Information



## **PARCEL 1: 13899 N. St. Rd. 19**

Large 1½-story house with older outbuildings on 13.5 acres. This parcel has a communications/cell tower on it that a lease is in effect for many more years at \$1,500 per month with annual inflationary increments. The house is approx. 1,500 sq. ft. 3 bedrooms - 2 up and 1 down, living room, dining room, family room with rustic fireplace and kitchen area. The house was built in approx. 1900 so it has an older deep basement and older heat, wiring and more. This house has good bones but it needs lots of updating. There is also an older 25'x43' shed, formerly wagon shed antiques, a steel 40'x30' pole barn and an older garage. The barn has fallen and it needs to be removed. It is just rubble at present. If you want to live close to town but can handle some updating and 13.5 acres, this is it.



## **PARCEL 2: 13915 N. St. Rd. 19**

This is a 2.32 acre parcel of land that has a 1,008 sq. ft. bungalow house with a 24'x24' attached garage. The house was built in 1945. This house was built on a crawl space and has maintenance-free siding. There are two bedrooms and one bath. There is also a 16'x60' old corn crib for misc. storage with a newer steel roof.



**PARCEL 3: 7 acres** of nearly all tillable Barry and Crosier type soils with approx. 362' of frontage on St. Rd. 19, right against Nappanee city limits.

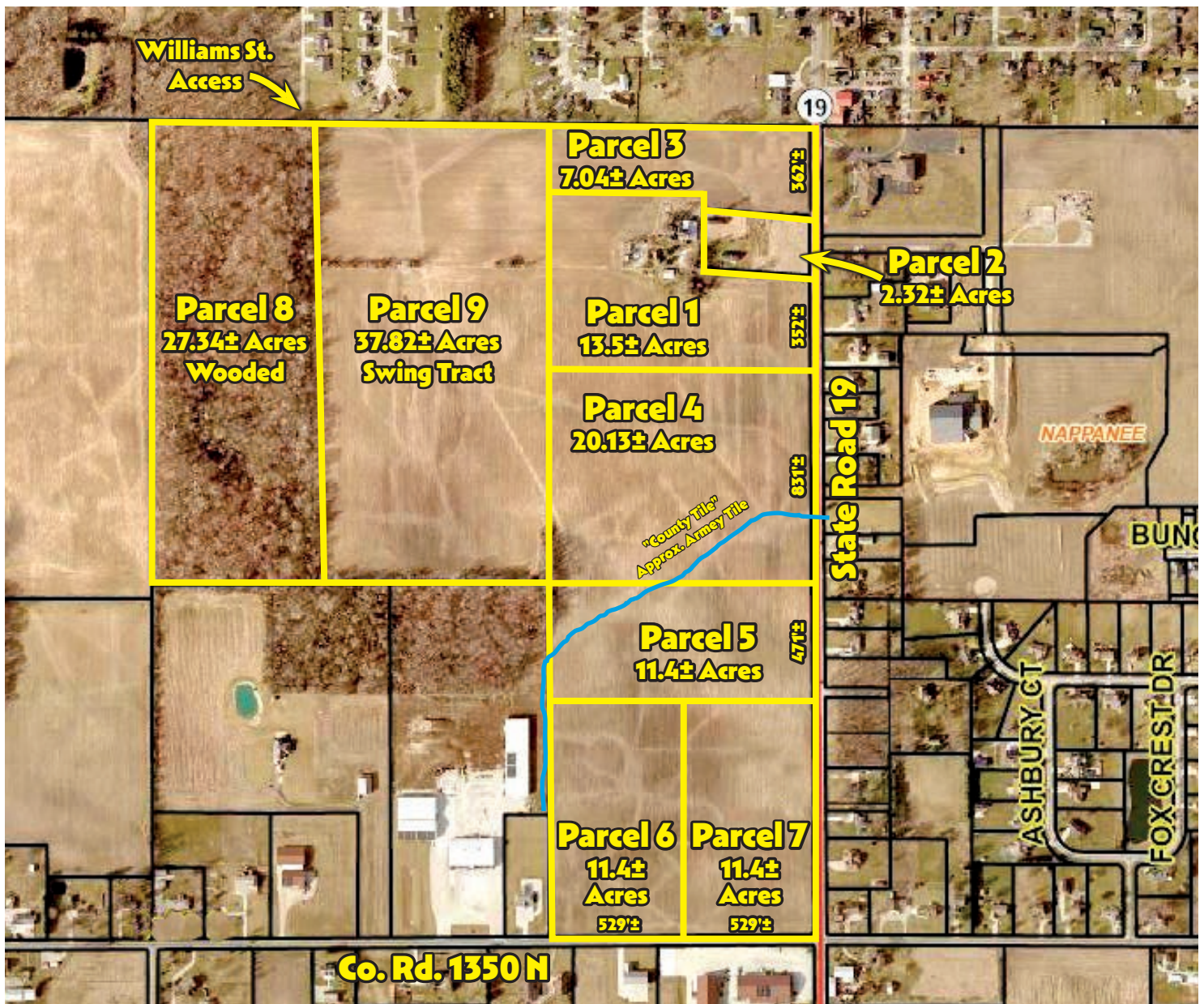
**PARCEL 4: 20.13 acres** of same soil with 831' of frontage on St. Rd. 19.

**PARCEL 5, 6 & 7: Each 11.4 acres** of Crosier soils with frontage on St Rd. 19 and frontage on 1350 North.

**PARCEL 8: Approx. 27.3 acres** all wooded Crosier soil with one access off of Nappanee City William St. The timber has been cut but it has been awhile. Inspect it.

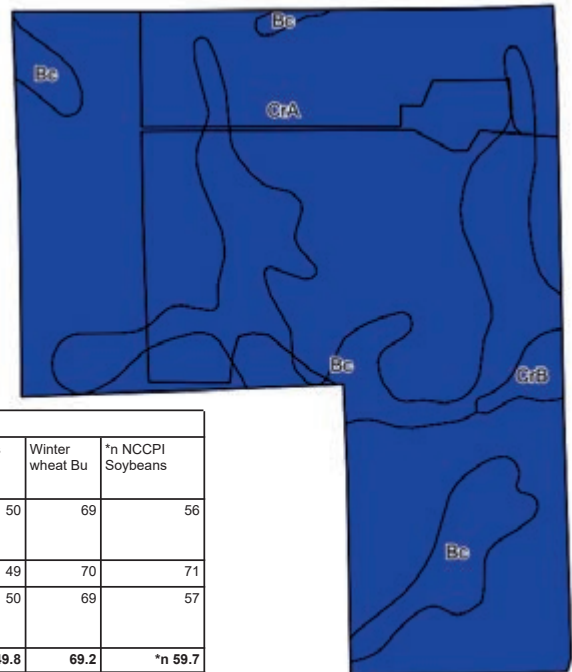
**PARCEL 9: 37.8 acres** all tillable "swing tract". You must be an adjoining landowner or you must bid on this in combination.

*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.*



## Soils Map

State: Indiana  
County: Kosciusko  
Location: 1-34N-4E  
Township: Scott  
Acres: 140.18  
Date: 9/23/2026



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 | Pasture AUM | Soybeans Bu | Winter wheat Bu | *n NCCPI Soybeans |
|------------------|-------------------------------------|--------|------------------|----------------------|------------------|---------|------------------|-----------------------|-------------|-------------|-----------------|-------------------|
| CrA              | Crosier loam, 0 to 1 percent slopes | 104.16 | 74.3%            |                      | Ilw              | 154     |                  | 5                     | 10          | 50          | 69              | 56                |
| Bc               | Barry loam                          | 34.15  | 24.4%            |                      | Ilw              | 175     | 23               | 6                     | 12          | 49          | 70              | 71                |
| CrB              | Crosier loam, 1 to 4 percent slopes | 1.87   | 1.3%             |                      | Ile              | 155     |                  | 5                     | 10          | 50          | 69              | 57                |
| Weighted Average |                                     |        |                  |                      | 2.00             | 159.1   | 5.6              | 5.2                   | 10.5        | 49.8        | 69.2            | *n 59.7           |

## HAHN AUCTIONEERS, INC.

1203 E. Market St.  
Nappanee, IN 46550

**142**  
**Acres**  
**9 Parcels**

## TERMS and CONDITIONS

**PROCEDURE:** The property will be offered in 9 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 January 2, 2027 subject to survey.**

**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:** Parcels 1 through 9 (excepting 2) - \$3,996.96. Parcel 2 - \$661.72.

**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.