

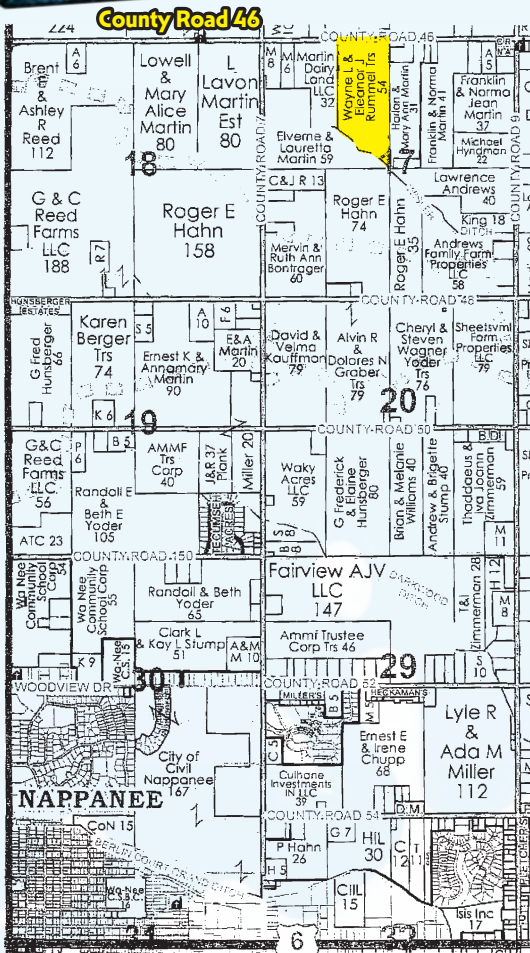
Rummel Farms DAIRY SETUP

REAL ESTATE AUCTION

Property Location: 3 miles north of downtown Nappanee, Ind. on St. Rd. 19 to CR 46, then east 1½ miles at 26650 CR 46, Nappanee, Ind. 46550

Auction Location: Located 1 mile east of downtown Nappanee, Ind. on Market St. (US 6) to Oakland Avenue, then 4 blocks south at the Hahn Auction Building - 401 S. Oakland Ave., Nappanee, Ind. 46550

Tuesday, December 1, 2026 • Starting at 7:00 pm



54.25 Acres Offered in 2 Parcels

House, Dairy Buildings & 10 Acres
and 44.25 Acres Bare, Tillable Land
4 miles from Nappanee • 5 miles from Wakarusa
WaNee School System (NorthWood High School)

The former property of
Paul R. & Eleanor J. Rummel, deceased



HAHN

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AC39800021

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General Information

PARCEL 1:

This 10 acres has numerous improvements.

The approximately 2,108 sq. ft. house was built in approx. 1885. It is a very large 2-story with 4 bedrooms, 1 bath, kitchen, living room, dining room and enclosed porch/office area. There is an older basement with LP gas FA heat, 200 amp, 4" well and older septic. The house needs redecorated and some remodeling needs to be done. There is various siding and the base outside is brick but most has been covered.

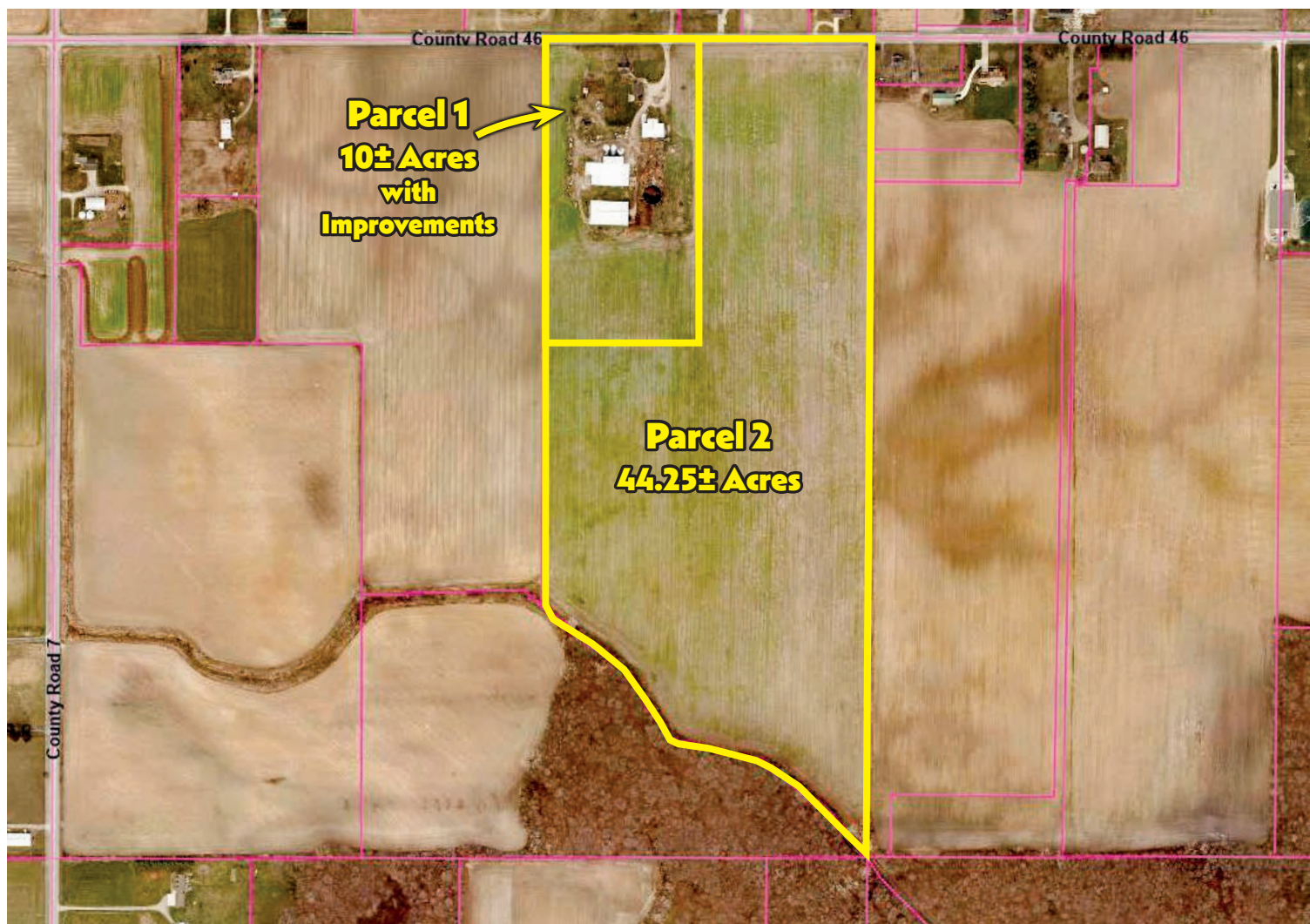
The dairy consists of three large buildings - a 40' x 70' bank barn with varied cow holding pens and a 16' x 32' milk house with a double 6 herringbone parlor. The bulk tank and milking equipment will be sold in March along with varied farm and livestock equipment. This barn was built in approx. 1900. The freestall building was built in 2007. It is 70' x 120' x 14' tall with approx. 90 freestalls, LED lighting, curtain sides and two large automatic cattle waterers. The third building which was built in 2021, is 70' x 120' x 14' high also with 25' x 56' feed room connected to the three Harvestores and a 20' x 40' x 14' sawdust room. This was built for various aged young cattle and dry cows. It has six large pens, a drive-thru alley and three waterers - one for every two pens. There is concrete around the buildings and Harvestores. There are three Harvestores, all built in the 1980s - (2) 20' wide x 90' tall working and (1) 20' wide x 42' tall high moisture, holds 10,500 bu. corn. There is also a 62' x 23' slurry store manure holding unit that has a panel removed and it now holds dry manure. There is also a nice, old detached 28' x 36' garage. These buildings have a lot of livestock potential. The parlor is older and bank barn is antiquated, but the Harvestores and two newer buildings have a lot of opportunity for young cattle or cows. This parcel could be a great asset to your present dairy operation.

PARCEL 2:

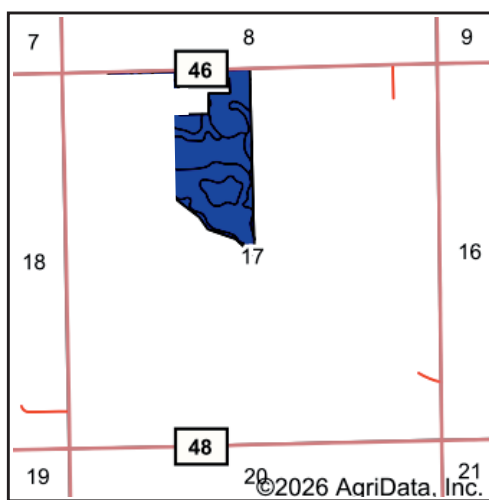
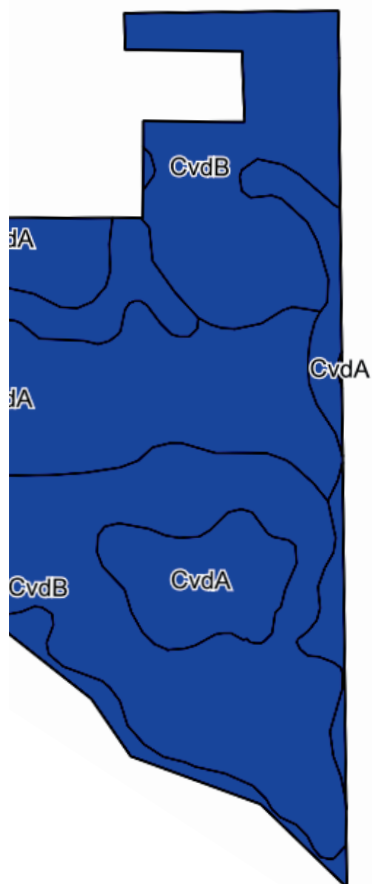
Approximately 44.25 Acres of nearly all tillable, highly productive clay-type soils with no irrigation. What a great piece to keep with Parcel #1 or buy it to be a part of your present farming operation.

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: **Elkhart**
 Location: **17-35N-5E**
 Township: **Union**
 Acres: **54.25**
 Date: **10/12/2026**

Map Provided By
surety
 CUSTOMER SERVICE: 800.456.7890
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Area Symbol: IN039, Soil Area Ver:

Code	Soil Description	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	*n NCCPI Soybeans
CvdA	Crosier loam, 0 to 1 percent slopes	44.0%		Ilw	154	5	10	50		69	56
CvdB	Crosier loam, 1 to 4 percent slopes	37.3%		Ile	155	5	10	50		69	57
BuuA	Brookston loam, 0 to 1 percent slopes	17.3%		Ilw	172	6	12	49		70	74

HAHN AUCTIONEERS, INC.

1203 E. Market St.
Nappanee, IN 46550

54.25 ±
Acres
2 Parcels

TERMS and CONDITIONS

PROCEDURE: The property will be offered in 2 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. **A 1% Buyer's Premium will be in effect.**

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 15, 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.

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

POSSESSION: House and barns at closing; Farm ground at end of 2026 crop year.

NOTE: *There will be an equipment auction in March on this property so we will need a small amount of land for display for the auction.*

TAXES: Parcels 1 & 2 - \$7,460.10.

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.