

MARSHALL CO.
GERMAN TWP

BREMEN, IN
3 TRACTS

August 20, 6:00 PM ET
Bid live at The Barns at Nappanee
1600 W Market St, Nappanee, IN

or bid online at Bid.KraftAuctions.com



LAND AUCTION

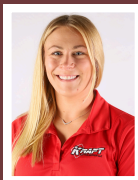
73.17^{+/-} acres



VIEW/BID



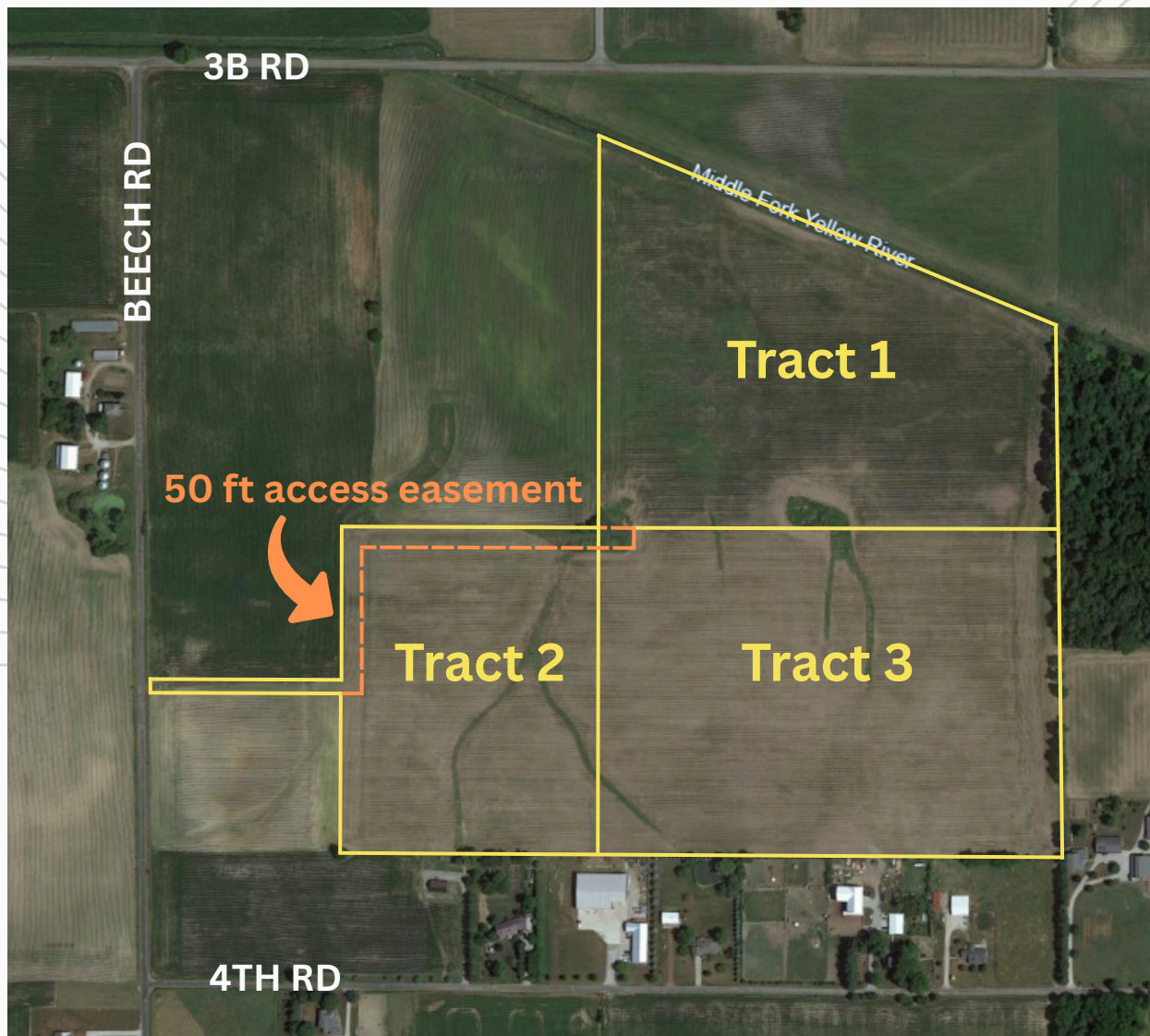
Jonathan Kraft
Auctioneer/Owner
(219) 973-9240
Jonathan@KraftAuctions.com



Kelsey Koomler
Manager of Farm & Land Sales
(219) 608-4341
Kelsey@KraftAuctions.com



Kyle Dukes
Auction Manager
(574) 529-4884
KyleDukes@KraftAuctions.com



TRACT 1

26.17 +/- acres total
25.54 +/- acres tillable

TRACT 2

18.69 +/- acres total
16.91 +/- acres tillable

TRACT 3

28.31 +/- acres total
27.04 +/- acres tillable

LOCATION

Approximately 3866 Beech Rd, 1/3 mile south of 3B Road

ACCESS INFORMATION

The farm is accessed by a 40' lane off Beech Road, which leads directly to Tract 2. If the farm sells in any combination other than as a whole, a 50' access easement will be granted through Tract 2 to provide legal access to Tracts 1 and 3, as illustrated on the map above.

TOPOGRAPHY

Level to Gently Rolling

SCHOOL DISTRICT

Bremen Public Schools

EST. ANNUAL TAXES

Tract 1: \$382.62
Tract 2: \$288.23
Tract 3: \$413.91

OPEN HOUSE
August 6th
1:30-3:30 PM ET

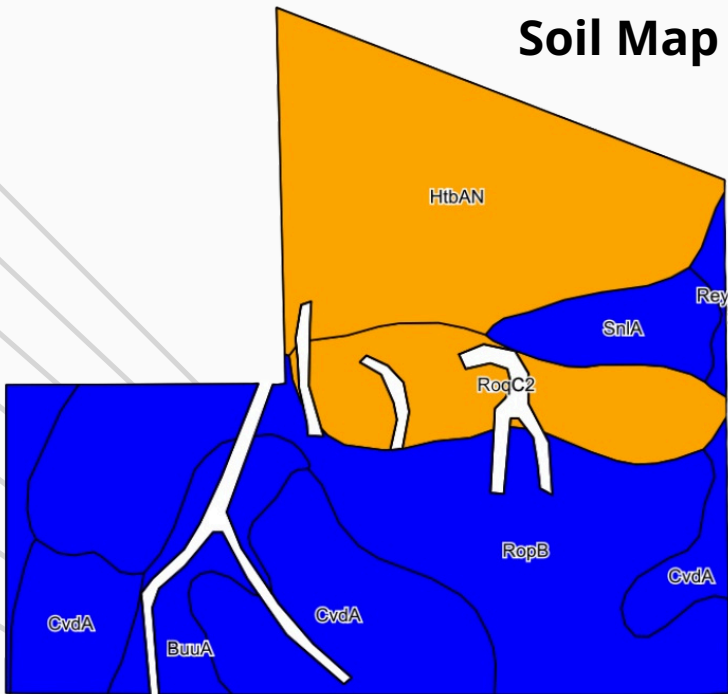


**71.53
TILLABLE
ACRES**



+/-

Soil Map



Code	Description
RopB	Riddles-Oshtemo fine sandy loam
HtbAN	Houghton muck, drained
CvdA	Crosier loam
RoqC2	Riddles-Metea complex
BuuA	Brookston loam
SnIA	Southwest silt loam
ReyA	Rensselaer loam

Terms and Conditions: PLEASE READ AND REVIEW THE REAL ESTATE TERMS THOROUGHLY PRIOR TO BIDDING ON ANY PROPERTY. IF YOU HAVE NOT READ AND UNDERSTAND THESE TERMS, DO NOT BID. BY BIDDING ON ANY OF THESE PROPERTIES, BUYER AGREES TO ALL TERMS AND CONDITIONS SET FORTH AND ENTERS INTO A CONTRACTUAL AGREEMENT TO PURCHASE THE PROPERTY UNDER THE FOLLOWING TERMS AND CONDITIONS: AUCTION DATE / TIME: Bidding begins: August 20 @ 6:00 PM ET; Bidding closes at Auctioneer's discretion. DOWN PAYMENT: 10% down payment within 24 hours of auction closing and with balance in cash at closing. The down payment may be in the form of cash, cashiers 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. BUYER'S PREMIUM: A buyer's premium of 5%, will be added to the final bid price of the property. APPROVAL OF BID PRICES: All successful bidders in attendance at the live auction will be required to enter into purchase agreements at the auction site immediately following the close of the auction. Online bidders will be required to enter into purchase agreements within 24 hours of auction close. All final bid prices are subject to the Sellers acceptance or rejection. DEED: Seller shall provide a Warranty deed. EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price. CLOSING: Closing shall take place in 30 days, POSSESSION: At closing, subject to tenant's right to harvest. LEASE: The current tenant retains the rights to the 2025 crop and its timely harvest. Lease proceeds for the 2025 crop year, calculated at \$235 per tillable acre, will be prorated to the date of closing. There is no active lease in place for the 2026 crop year. REAL ESTATE TAXES: Taxes are pro-rated and final at day of closing ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos. SURVEY: There shall be a survey if the farm is sold in any combination other than the whole farm, or as needed for clear title. EASEMENTS: The sale of the property is subject to any and all easements of record. AGENCY: Kraft Real Estate Services, LLC is the Agent and Representative of the Seller. DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Tract acreage has been estimated based on legal descriptions. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, etc. All decisions of the auctioneer are final. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. YOUR BID ON THIS AUCTION INDICATES BOTH AN UNDERSTANDING AND AN ACCEPTANCE OF THE TERMS OF THIS CONTRACTUAL AGREEMENT BETWEEN YOURSELF AND BOTH THE SELLER AND KRAFT REAL ESTATE SERVICES, LLC. AND THAT YOU, AS THE BIDDER, ARE PREPARED TO PURCHASE THE PROPERTY UNDER THE TERMS AND CONDITIONS OF THIS AUCTION.

OWNER: Fisher Heritage Farms LLC
Kraft Real Estate Auctions, LLC - AC31900011
Jonathan Kraft - AU10500173
Kraft Real Estate Services, LLC Lic #: RC51900019

Kyle Dukes - AU12400074
Managing Broker: Jay Mayden
219-973-9240 ~ Info@KraftAuctions.com
KraftAuctions.com

73.17^{+/-} acres LAND AUCTION

3 TRACTS
MARSHALL CO.



August 20, 6:00 PM ET
Bid live at The Barns at Nappanee
1600 W Market St, Nappanee, IN

or bid online at Bid.KraftAuctions.com



73.17^{+/-} acres LAND AUCTION

August 20, 6:00 PM ET
Bid live at The Barns at Nappanee
1600 W Market St, Nappanee, IN

or bid online at Bid.KraftAuctions.com