

Miller REAL ESTATE AUCTION

Property Location: 1 mile south of Nappanee, IN on St. Rd. 19 to 1350 N, then east 3 miles to 500 W, then south 2½ miles to **11044 N 500 W, Milford, IN 46542**

Monday, March 24, 2025 • 6:00 PM

33.41 acres

3 Parcels • Kosciusko County • Jefferson Twp.

Tract 1 - HOUSE • POLE BARN • 10 ACRES • POND
 Tract 2 - 21½ ACRES ALL TILLABLE
 Tract 3 - 2 ACRES • 2400 HEAD HOG BUILDING



TRACT 1: 10± acres with 3,596 sq. ft. 2-story house built in 2014 with a walk-out basement. This is a beautiful home with an open floor plan, 5 bedrooms, 3 full baths, heated floors, outdoor decks and patio area. **The house includes the following:**
FIRST FLOOR - 24.5 x 16 living room, 20 x 14.5 dining room, 14 x 21 kitchen with beautiful cabinets, stove & refrigerator - these 3 rooms all flow together; 11 x 15 office; 16 x 15 bedroom with attached full bath and walk-in closet plus additional full bath;
SECOND FLOOR - 11 x 14 landing; 4 bedrooms - 13.6 x 15, 15 x 16, 15 x 15 and 15 x 15; 8 x 15 storage room and a full bathroom;
 The **FULL BASEMENT** is all open. Gas hot water heater and softener. The home is presently heated with a coal/wood stove. An LP gas boiler is also included. The breezeway and 8 x 7.5 mudroom also have heated floors.

— Open House —
Monday, March 10, 2025
4-6 pm or by appt.

The **POLE BARN** is 7,336 sq. ft. and includes living quarters with kitchen, full bath, bedroom, loft area upstairs partially finished, 25 x 48 heated shop with overhead doors, 40 x 48 partially finished area with large sliding doors; 5 box stalls, room for 6 tie stalls, 5 paddocks with automatic waterers, heated dog kennel. Pole barn is fully wired. Loft area over box stalls, overhangs around barn.



TRACT 2: 21.5 acres all tillable organic eligible with 50' of road frontage.
TRACT 3 SWING TRACT: 2± acres with 2,400 head hog barn early wean-to-finish, office and shower area. Co-Alliance contract base pay \$7,600 per month expires February 21, 2028. Contract may be extended, for contract information, call Nate Lenig at 574-274-7222.

— REAL ESTATE TERMS & CONDITIONS —

Can't make the auction in person? Call us and bid by phone!

PROCEDURE: Property can be purchased in any individual tract or combination.
TAXES: Taxes on 1-3 are \$8,300.00 per year.
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.
CLOSING: The balance of the purchase price is due at closing approximately 45 days after presentation of marketable title. Approximately May 10, 2025.
POSSESSION: At closing.



KEVIN & WANDA MILLER, Owners



HAHN
 hahnrealtyandauction.com
 AC39800021

Phil Hahn (574) 535-3783
 IN Lic. #AU01012967
Jason Hahn (574) 536-7682



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

Office (574) 773-8445 • Nappanee, IN

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.
DEED: Sellers shall provide Warranty Deed(s).
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.
1% BUYER'S PREMIUM