

REAL ESTATE AUCTION

Thursday, May 1, 2025 - 6:00 p.m.

Location: 2 miles northwest
of Niles, Michigan
on Old US 31 to
1875 Old US 31
Niles, Michigan 49120

3 HOUSES • BUILDINGS
50.45 ACRES

Berrien Co.
3 Tracts
Nice Secluded Piece
of Property

TRACT 1 - 1875 Old US 31 • 4.7 ± ACRES

Approximately 1,000 sq. ft. house with 4.7± acres sitting back off the road for a quiet setting.

The property includes the following:

- Stove
- Refrigerator
- Washer
- Dryer
- Pellet Stove
- Microwave
- 6.5x17 Kitchen
- 10x5 Laundry Room
- One Full Bath
- 11x16 Living Room
- 8x9 Bedroom with Closet
- 16x24 Barn
- Other Small Storage Sheds



TRACT 2 - 1915 Old US 31 • 12 ± ACRES

There is a very nice, approx. 1,250 sq. ft. house on this parcel sitting back off the road for a nice quiet setting.

The property includes the following:

- Great Room that Includes Kitchen, Dining, Living area that is 22x26
- Gas Range, Microwave, Dishwasher Stay
- Full Bath with Attached Laundry Room
- GFA Furnace
- Central Air
- 13x15 Bedroom with Closet
- 13x15 Bedroom
- Deep Crawl Space
- Newer Electrical
- Newer Plumbing
- Very Cute Home
- Large 2-Story home presently gutted and ready for restart renovation
- 26x22 Detached 2-car garage
- Large Bank Barn with large underneath storage area, all concrete
- Attached Lean-To with 9 Box Stalls
- Large Portion of this Farm is Fenced
- White Poly Fencing
- .6 mile Horse Track
- Water run to most of



OPEN HOUSE
MONDAY, APRIL 14
4:00 - 6:00 PM

VISIT HAHN
AUCTIONEERS
WEBSITE FOR
ONLINE BIDDING!

TRACT 3 • 33.75 ACRES with a small amount of woods

Approximately 400' of road frontage on Old US 31. This property sits behind Tracts 1 and 2. Includes horse track. Would make a great building site.

REAL ESTATE TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 3 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.

DEED: Sellers shall provide Warranty Deed(s).

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

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 June 15, 2025.

POSSESSION: End of 2025 crop year. The buyer receives all the 2025 cash rent due in November.

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, to determine new legal descriptions.

AGENCY: Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

2% BUYER'S PREMIUM

David F.
& Carol A.
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Owners



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