

The Former Wilson Farm

PUBLIC AUCTION

Property & Auction Location: 3 miles north of Culver, Ind. on St. Rd. 17 or 6 miles south of Plymouth, Ind. on St. Rd. 17 to 14th Rd., then east ¾ mile.

Watch for Hahn Auction signs.

**Auction
Held
On Site**

Wednesday, June 25, 2025 • 6:00 p.m.

**Auction
Held
On Site**

83± ACRES IRRIGATED BARE LAND with 70 ACRES TILLABLE

*Build Your Home • Enjoy Wildlife
Wooded Peace & Quiet
What a great spot for any of the above!*

Inspection Anytime But Stay Off the Farmer's Crops.

NOTE: The seller owns the 8" well, pump and motor. The tenant owns the towers, phase converter and hyd. pump which could be purchased from tenant.

REAL ESTATE TAXES: \$3,043.16 per year or approx. \$30.00 per acre. Will be split between buyer and seller 50/50.

1% BUYER'S PREMIUM WILL APPLY

REAL ESTATE TERMS AND CONDITIONS

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

DOWN PAYMENT: 10% 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 30 days after presentation of marketable title. Approximately July 25, 2025.

POSSESSION: The buyer receives possession of the approx. 10 acres of woodland at closing. The tillable land has a tenant that pays \$13,000 per year. For 2025, that rent will be split 50/50; half to seller and half to buyer.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

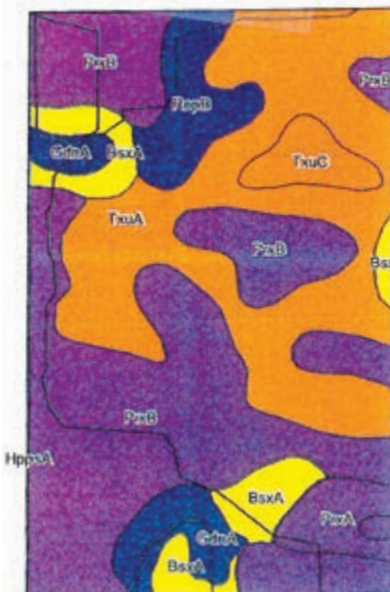
DEED: Sellers shall provide Warranty Deed(s).

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.



Soils Map



Area Symbol: IN099, Soil Area Version: 27							
Code	Soil Description	Acre	Percent of field	Non-ir Class Legend	Non-ir Class °c	Corn Bu	Soybeans Bu
PoxB	Plainfield sand, 2 to 6 percent slopes	44.87	48.0%		Vls	73	25
TruA	Tyner loamy sand, 0 to 1 percent slopes	30.38	30.5%		Ills	77	27
BsxA	Brema-Morocco loamy sands, 0 to 1 percent slopes	7.14	7.2%		IVs	98	31
RopB	Riddles-Oaklemo fine sandy loams, 1 to 5 percent slopes	5.64	5.7%		Ile	125	44
GdnA	Gifford mucky sandy loam, 0 to 1 percent slopes, gravelly subsoil	5.30	5.3%		Ilw	193	43
PoxA	Plainfield sand, 0 to 2 percent slopes	3.26	3.3%		Vls	73	25
TruC	Tyner loamy sand, 5 to 10 percent slopes	2.98	3.0%		Ille	71	25
Weighted Average						4.41	83.2
						83.2	28.1

The Former Wilson Farm • 17882 LLC, Owner



HAHN

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