

PUBLIC AUCTION

Property Location: Approx. 1 mile south of Osceola, Ind. on Beech Rd. at the corner of Harrison and Beech Rd. at
10824 Harrison Rd. • Osceola, Ind. 46561

Auction Location: Approx. 2½ miles south of the parcel on Beech Rd. at the corner of Beech and Kern Roads...
10900 Kern Rd. • Osceola, Ind. 46561

Wed., October 1, 2025
Starting at 6:00 PM

REAL ESTATE

**APPROXIMATELY 20 ACRES OF TILLABLE LAND
TO BE SOLD AS 1 PARCEL WITH FRONTAGE ON
HARRISON AND BEECH ROADS
SOIL TYPE: TYNER LOAMY SAND.
PRESENTLY IN HAY.**

REAL ESTATE TERMS & 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 Seller.

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 November 1, 2025.

POSSESSION: At end of 2025 crop year.

1% BUYER'S PREMIUM WILL APPLY

Benjamin R. Wilson, Owner



HAHN

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