

# REAL ESTATE AUCTION

Property and Auction location: West of Wakarusa, IN on Pierce Rd. to Dogwood (Madison School) then south approx. 1/2 mile to

**66242 Dogwood Rd. • Wakarusa, IN 46573**

*Watch for Signs.*

**Seller: Bryan Hiler Estate**

**Tuesday, October 14, 2025 • 6:00 pm**

*Approximately 40 Acre Parcel and Pole Barn*

## General Information:

This is a 39.16 Acre Tract of land in Madison Twp., St. Joseph Co., IN with a Pole Barn. The building was built in 2017



and is 40' x 90' with 16' eaves. It includes a partially-cemented concrete floor, overhead and sliding doors, electric and a 4" well. The land is mostly tillable with a small portion of woods.

## — REAL ESTATE TERMS and CONDITIONS —

**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 a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to approval by the Sellers. Property is being sold "as is, where is". A warranty deed will be provided to buyer of property.

### 1% BUYER'S PREMIUM

**CLOSING:** The balance of the purchase price is due at closing in 30 days. Approximately November 13, 2025.

**ACREAGE:** All tract acreages, dimensions and proposed boundaries are approximate

and have been estimated based on current legal descriptions and/or aerial photos.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**AUCTIONEER NOTE:** Your bidding is not conditional upon financing, so be sure you have arranged financing if needed. For more information on financing or inspection, contact Hahn Auctioneers, Inc.



# HAHN

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