

# MADISON TOWNSHIP FARMLAND AUCTION

Located 1 mile east of Wyatt, IN on Patterson Rd. to Fir Rd., then north. Watch for signs.

Auction held at the Doc Abel Pavilion - 116 W. Waterford St., Wakarusa, IN

## Monday, January 26, 2026 • 6:00PM

ST. JOSEPH  
COUNTY  
MADISON  
TWP.

53.74 ACRES  
of PRIME  
FARM GROUND

All Tillable  
Possession for  
the 2026  
Crop Year



Note: The entire farm is grid tiled!

Visit Hahn Auctioneers website for tile maps and Surety maps

### REAL ESTATE TERMS & 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 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 March 1, 2026.

**POSSESSION:** Closing.

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

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

**1% BUYER'S PREMIUM**

## Donald DeSchepper, Owner



# HAHN

[hahnrealtyandauction.com](http://hahnrealtyandauction.com)

AC39800021

Phil Hahn

(574) 535-3783

IN Lic. #AU01012967

Jason Hahn

(574) 536-7682

Office (574) 773-8445 • Nappanee, IN



Brian Wutrich  
Sale Manager

(574) 268-4940 - Milford, IN