

# Fantastic Farmette Real Estate Auction

Located 3.2 miles west of St. Rd. 15 in Milford, IN on 1250 N at the corner of 320 W and 1250 N at **3157 W 1250 N, Milford, IN 46542**

**Open House**  
**Monday, March 30**  
**& Monday, April 6**  
**4:00-6:00pm**

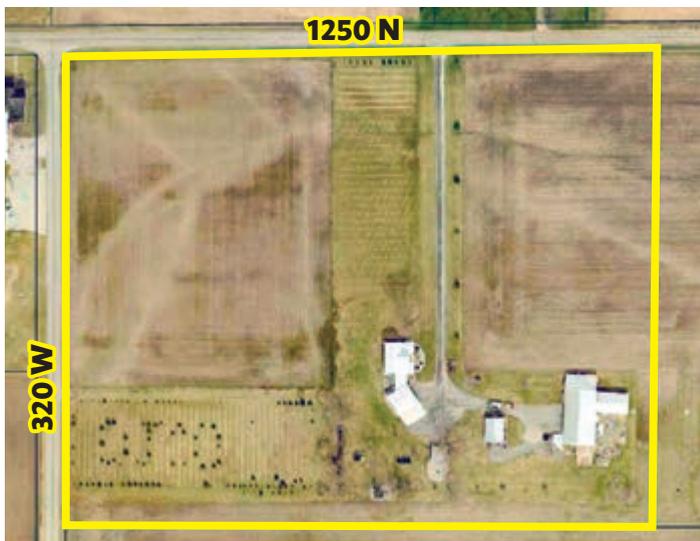
**Monday, April 20, 2026 • 6:00 PM**

**HOUSE • ATTACHED GARAGE • SHOP • LARGE BANK BARN • 12.56 ACRES**



This house and buildings sets back off the road for a nice, quiet setting. There is some tillable land along with a large amount of young trees. The house includes: 15x15 living room, 13x11 dining area, 11x19 kitchen with refrigerator, dishwasher, microwave, double oven, stove top included, 13x14 bedroom with large attached bathroom, 9x15 sitting room, patio area, 30x30 garage with floor drain and loft, finished entryway with closet. The second story has 3 bedrooms all with closets - 11x15, 9x14 & 10x19, and full bath. The basement is dry with washer, dryer and shower in laundry room, 200 amp electric, softener, gas FA furnace with AC. The outbuildings include a 22x32 heated shop, 40x94 bank barn in good condition with 26x46 lean-to.

**Note:** The house was completely redone in the last few years. Outbuildings are in good condition for their age. Finding a property like this is extremely hard in this area!



### 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 June 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.

**2% BUYER'S PREMIUM**

**Jason & Whitney Beer, Owners**



**HAHN**

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

AC39800021

**Phil Hahn**  
 (574) 535-3783  
 IN Lic. #AU01012967

**Jason Hahn**  
 (574) 536-7682



**Brian Wuthrich**  
 Sale Manager  
 (574) 268-4940 - Milford, IN

**Office (574) 773-8445 • Nappanee, IN**