

95 Acre Bare Tillable Land Auction

BEING OFFERED IN 4 PARCELS

The Former Walker Farm
Penn Township • St. Joseph County, Ind.
Nearly 100% All Tillable Highly Productive Soil

Monday, November 16, 2026 • 6:00 PM

Property Location: 3 miles south of Mishawaka, Ind. on St. Rd. 331 (Bremen Hwy) OR 1½ miles north of Woodland to Layton Rd., then west 1½ miles at

17251 Layton Rd. • South Bend, Ind. 46614

Auction Location: Wakarusa, Ind. 46573 - more particularly described as 1 block west of downtown square on Waterford St. at

Doc Abel Pavilion

116 West Waterford, Wakarusa, Ind.

GENERAL INFORMATION

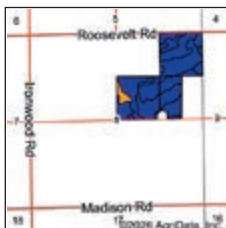
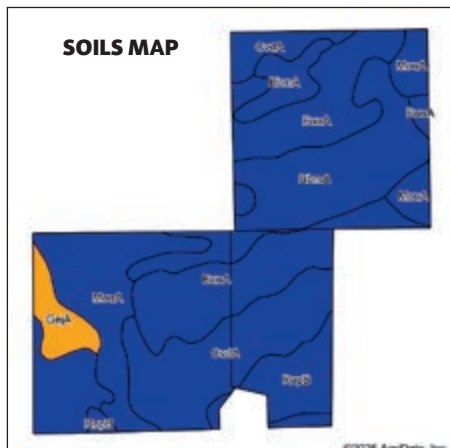
PARCEL #1: 20 acres bare land on Layton Rd. with 660' frontage x 1320' deep.

PARCEL #2: 35 acres with frontage on Layton Rd. It wraps around the 5 acre building site at 17251 Layton Rd., that is not being sold.

PARCEL #3: 20 acres 660' x 1320' deep with frontage on Roosevelt Rd.

PARCEL #4: 20 acres 660' x 1320' deep with frontage on Roosevelt Rd.

INSPECTION ANYTIME • STAY OFF FARMER'S CROPS



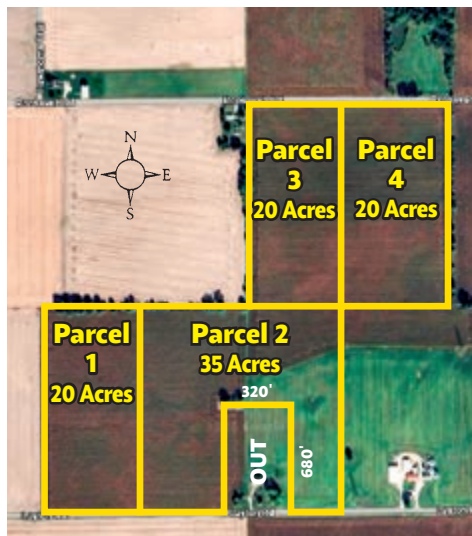
State: Indiana
County: St. Joseph
Location: 8-36N-3E
Township: Penn
Acres: 95.53
Date: 9/23/2026



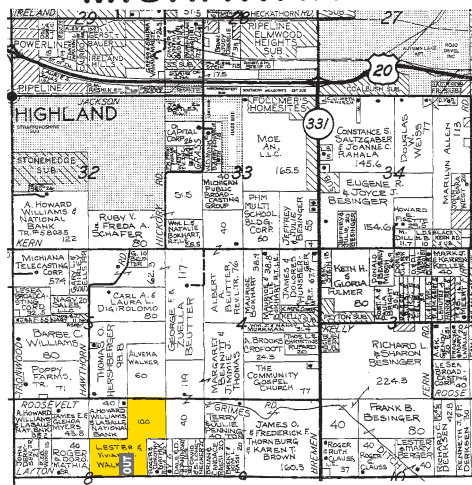
Soils data provided by USDA and NRCS.

Area Symbol: IN141, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
BuA	Brookston loam, 0 to 1 percent slopes	24.84	26.0%		Illw	172	6		12	49	70	74
CvdA	Crozier loam, 0 to 1 percent slopes	24.09	25.2%		Illw	154	5		10	50	69	56
BbMA	Baugo silt loam, 0 to 1 percent slopes	21.52	22.5%		Illw	154	5		10	50	69	58
MouA	Milford silty clay loam, 0 to 1 percent slopes	15.35	16.1%		Illw	161	5		11	45	65	71
RopB	Riddles-Oshtemo fine sandy loams, 1 to 5 percent slopes	6.23	6.5%		Ille	125	4		8	44	62	55
GeJA	Gifford sandy loam, till plain, 0 to 2 percent slopes	3.50	3.7%		Illw	152	5	10		53	49	50
Weighted Average						2.04	157.8	5.2	0.4	10.2	48.7	67.4
												*n 63.3



MISHAWAKA



REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The property will be offered in 4 parcels. There will be open bidding on all tracts during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete. The property will be sold in the manner resulting in the highest total sale price, subject to confirmation of the sellers.

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

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.

CLOSING: The balance of the purchase price is due at closing approximately 35 days after presentation of marketable title. Approximately December 30, 2026.

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

SURVEY: Split 50/50 between buyer and seller if needed.

POSSESSION: At end of 2026 crop year.

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.

Any announcements made the day of the sale take precedence over printed material or any other oral statements made.

TAXES: Estimated \$3,044.00 on entire farm.

2% Buyer's Premium

The former property of Lester & Vivian M. Walker, deceased

Gloria M. Moore & Terry A. Walker, Owners



HAHN

hahnrealtyandauction.com

AC39800021

Phil Hahn - (574) 535-3783

IN Lic. #AU01012967

Jason Hahn

(574) 536-7682

Brian Wuthrich

(574) 268-4940 - Milford, IN

Office (574) 773-8445 • Nappanee, IN

