

RESIDENTIAL & COMMERCIAL LAND AUCTION

TUES., DECEMBER 5, 2023 • 6:00 PM.

PROPERTY LOCATION:
West of the intersection of St. Rd. 5 and US 6 in Ligonier, Ind. on US 6 to South Townline Rd., then north.

AUCTION LOCATION:
Ligonier United Methodist Church
466 Townline Rd. • Ligonier, Ind.



TRACT 1: 7 acres all tillable, potential building site with road frontage on S. Townline Rd. and W. Union St.

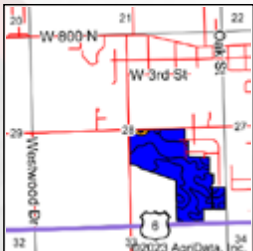
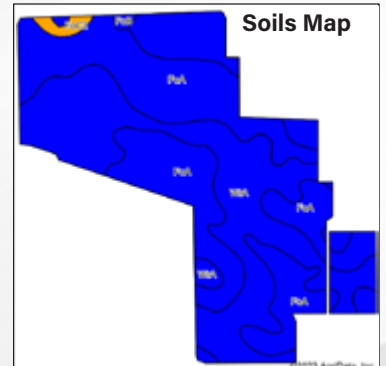
TRACT 2: 19.25 acres all tillable with road frontage on S. Townline Rd. and W. Union St.

TRACT 3: 12.29 acres all tillable with road frontage on W. Union St.

Tracts 1, 2 & 3 zoned Residential and could be subdivided further with City of Ligonier approval.

TRACT 4: 26.28 acres zoned Light Industrial, all tillable with road frontage on US 6.

TAXES: Tracts 1-3 - \$994.80; Tract 4 - \$642.26.



State: **Indiana**
County: **Noble**
Location: **28-35N-8E**
Township: **Perry**
Acres: **82.2**
Date: **10/3/2023**



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °C	Alfalfa Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	% NCCPI Soybeans	
FoA	Fox sandy loam, III plain, 0 to 2 percent slopes	41.13	50.0%		IIIc	5	98	18	3	6		33	48	58	
WA	Warsaw loam, 0 to 2 percent slopes	39.83	48.5%		IIIc		105	18	4		7	33	52	72	
FoC2	Fox sandy loam, Huron Lobe, 6 to 12 percent slopes, eroded	0.91	1.1%		IIIe	4	89	14	3	6		29	43	49	
FoB	Fox sandy loam, III plain, 2 to 6 percent slopes	0.33	0.4%		IIIc	5	98	18	3	6		33	48	58	
Weighted Average						2.01	2.6	101.3	18	3.5	3.1	3.4	33	49.9	*n 64.7

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

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.

EVIDENCE OF TITLE: Seller shall provide an Owner's Title Insurance policy in the amount of the purchase price.

DEED: Sellers shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing approximately 45 days after presentation of marketable title. Approximately January 1, 2024.

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, to determine new legal descriptions.

EASEMENTS: Sale of the property is subject to any and all easements of record.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. Announcements made at the auction podium during the time of the sale will take precedence over any previously printed material, or any other oral statements made. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. All sketches and dimensions in the brochure are approximate. Each potential buyer is responsible for conducting his/her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained

in this flyer is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and selling agents reserve the right to preclude any person from bidding if there is any question as to such person's credentials. All decisions of the auctioneer are final.

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.

PRAIRIE DAIRY FARMS, OWNER



HAHN

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