

# Slabaugh Real Estate

# AUCTION

**Directions:** 2 miles west of Ligonier, Ind. or 6 miles east of Syracuse, Ind. on US 6 to Buchtel Road, then north 200 ft. at: **1313 Buchtel Road, Ligonier, Indiana**

**Monday, August 5, 2024 ♦ 6:00 PM**



- ♦ 1 Parcel
- ♦ 19.5 Acres
- ♦ Buildings
- ♦ Racetrack

**Inspection/Open House:  
July 17, 4:00 to 6:00 p.m.**

**General Information:** This well located level 19.5 acres has a 36' x 118', 4,248 sq. ft. building on it, a practice horse track and 3 pole-type open-face livestock/horse shelters. The building has a 4 inch well, septic and small living quarters with 1 bedroom, bath and kitchen/living combined. The building has 16 horse stalls and loft hay storage. There is a lot of white vinyl

fencing w/varied lots. Most of the property is in grass hay. The 3 outbuildings are for primarily horses or other stock. What a nice, level, fenced property this is. So, inspect, arrange financing and be the top bidder here. **Taxes:** \$856.84 per year

## 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.

Any announcements made day of the sale take precedence over printed matter.

**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.

**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.

**LeRoy L. Slabaugh Estate**  
**Owner**  
**Devon Burkholder, P.R.**



**HAHN**  
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