

Wysong REAL ESTATE AUCTION

Property Location - 3½ miles south of US 6 in Ligonier, Ind.
on Lincolnway (US 33), to Albion Rd., then east to
5265 W Albion Rd., Ligonier, IN 46767

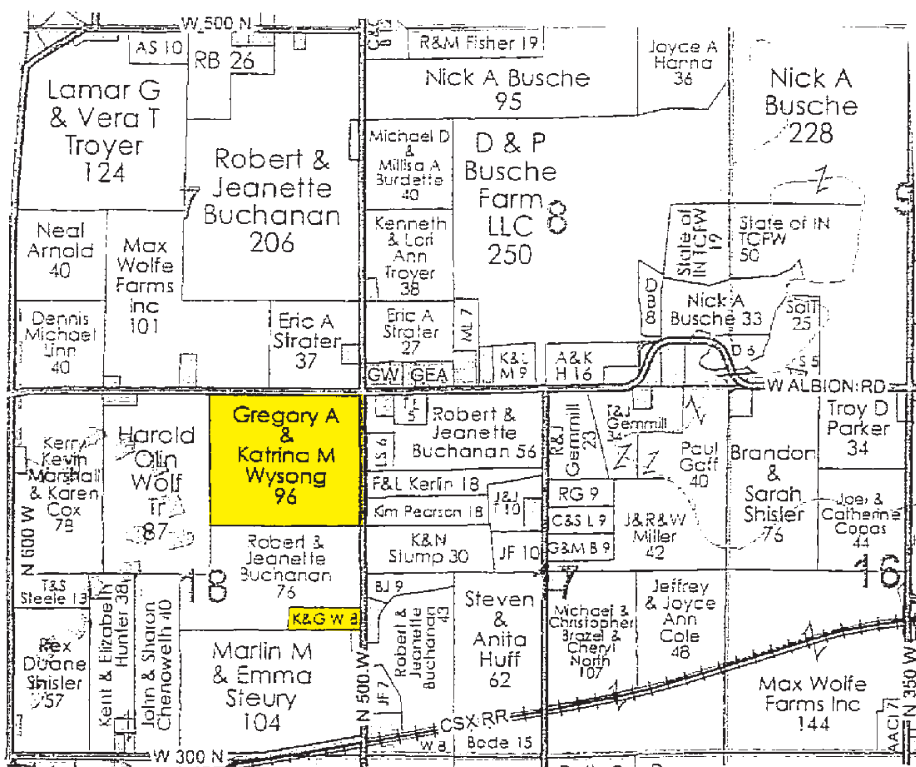
Auction Location - Ligonier United Methodist Connection Hall - 466 Townline Rd., Ligonier, IN 46767

Tuesday, June 24, 2025 • 6:00 p.m.

104.38 Acres

8 TRACTS

- House & Buildings
- Tillable and Wooded Parcels
- Noble County
- York Twp.
- Central Noble Schools



8 Acres located on 500 W
north of 300 N, mostly
wooded sells at 7:00 p.m.

1,806 sq. ft. House
located at 6414 W Noe St.,
Kimmell sells at 7:00 p.m.

OPEN HOUSE: Monday, June 9, 2025 • 4:00 to 6:00 pm on both houses



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**Greg Wysong &
Katrina Wysong,
Owners**



TRACT 1 BARN



TRACT 2 HOUSE

TRACT 1: 10 Acres with large barn and corn crib. Road frontage on Albion Rd.

TRACT 2: 10 Acres with 1,400 sq. ft. house, 33' x 40' garage, master bedroom with attached full bath and walk-in closet, 12x15 bedroom, 18x13 living room, 12x13 dining room, 11x13 kitchen, utility room and full bath.

TRACT 3: 13.38 Acres partially wooded at corner of Albion Rd. and 500 W.

TRACT 4: 13.38 Acres all wooded with road frontage on 500 W.

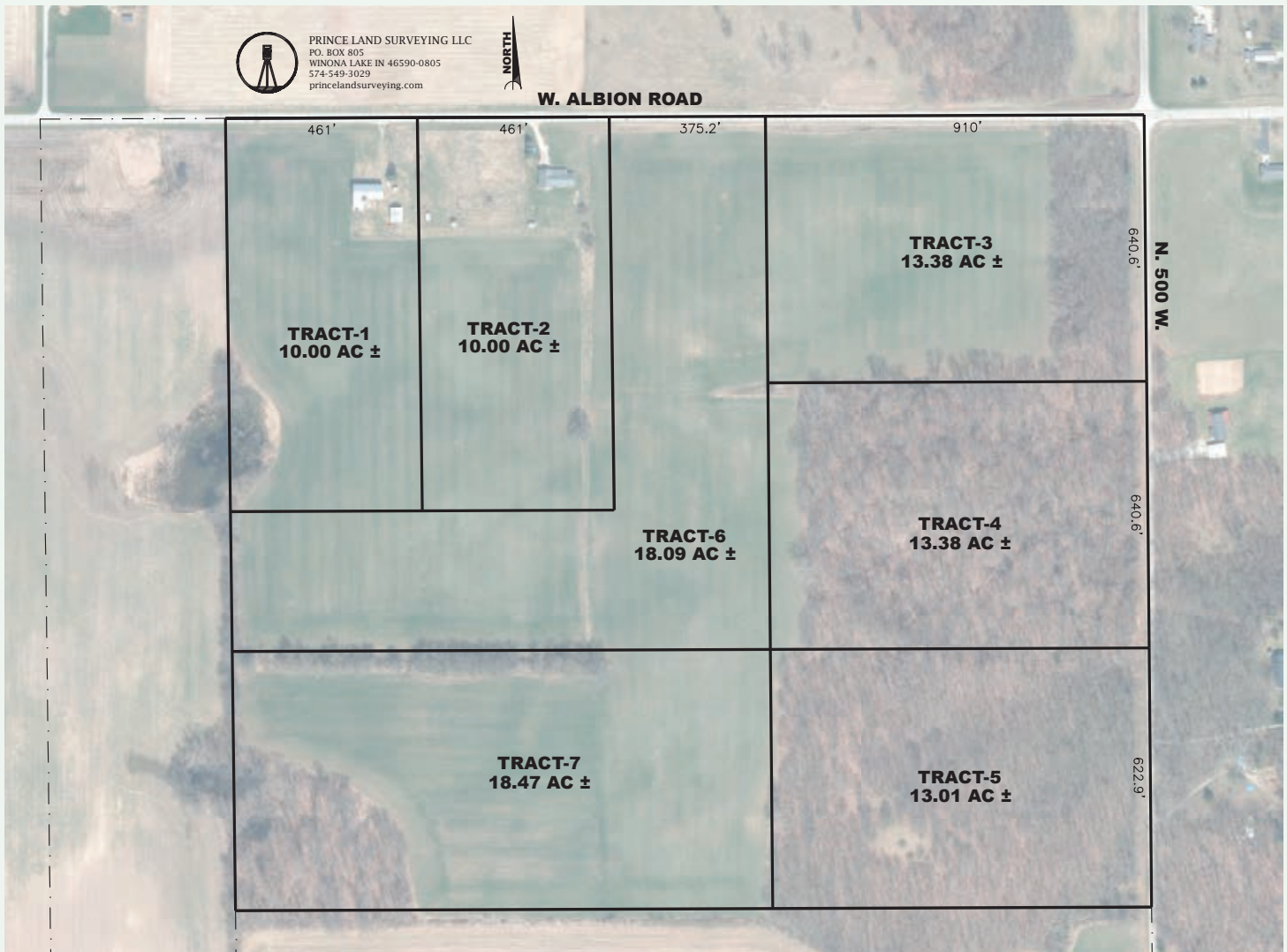
TRACT 5: 13.01 Acres all wooded with road frontage on 500 W.

TRACT 6: 18+/- Acres all tillable with road frontage on Albion Rd.

TRACT 7: 18.47 Acres (SWING TRACT) mostly tillable.

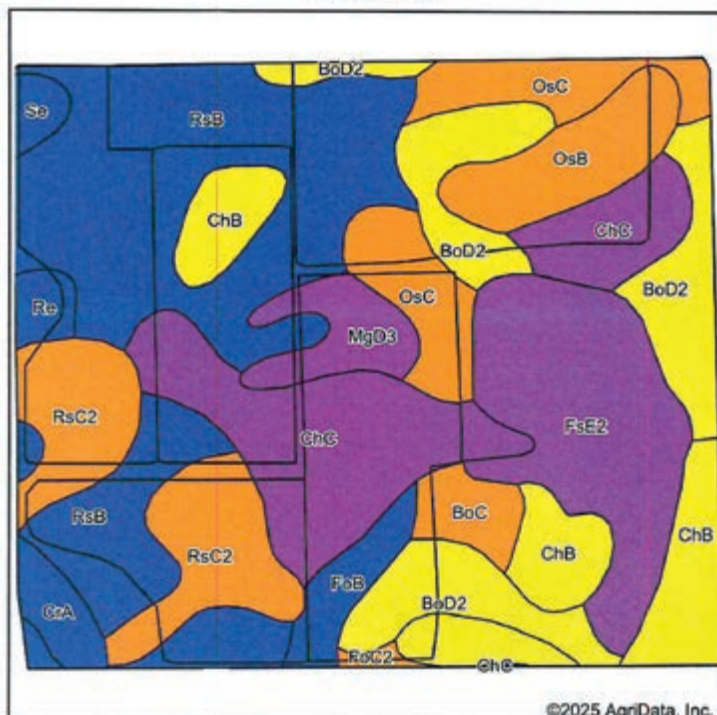
8.04 Acres on 500 W, mostly wooded. **SELLS AT 7:00 PM**

Kimmell House - 1,806 sq. ft. house on 2 lots, detached garage, 3 bedrooms, 1½ baths, kitchen, living, dining rooms. **SELLS AT 7:00 PM**





Soils Map



Area Symbol: IN113, Soil Area Version: 30				
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
RsB	Riddles sandy loam, 1 to 6 percent slopes	24.64	25.5%	
ChC	Chelsea fine sand, 6 to 12 percent slopes	12.63	13.1%	
BoD2	Boyer loamy sand, 12 to 18 percent slopes	10.93	11.3%	
FsE2	Fox-Casco sandy loams, 16 to 25 percent slopes, eroded	10.93	11.3%	
ChB	Chelsea fine sand, 2 to 6 percent slopes	8.56	8.9%	

HAHN AUCTIONEERS, INC.

1203 E. Market St.
Nappanee, IN 46550

104.38
Acres

**SELLING IN
8 TRACTS**

TERMS and CONDITIONS

PROCEDURE: The property will be offered in 8 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: 10% 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 35 days after presentation of marketable title. **Approximately August 10, 2025.**

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.

POSSESSION: At closing.

TAXES: Kimmell house - \$2,048; 8 Acres - \$44.24; Farm - \$2,726.72.

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 brochure 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.