

Brown Real Estate & Personal Property

AUCTION

Monday, June 30, 2025

Personal Prop.:

2:00 p.m.

Real Estate:

6:00 p.m.

South of the intersection of
US 6 and SR 5 in Ligonier, Ind.
1/5 miles to 550 N (Stones Hill
Rd) then west to:

**677 W Stones Hill Rd.
Ligonier, Ind. 46767**



3 PARCELS • HOUSE • BUILDING 8 ACRES PARTIALLY WOODED

Very quiet setting!

House sits up where you are looking over the woods and creek area from the house.

Parcel #1: 2 Acres. This is a beautiful property located close to Ligonier with a 3440 sq ft house, 30x49 bank style barn with loft.

The house has a walk-out basement and includes the following:

- Kitchen/Dining room is 29x14 • Very nice stainless steel refrigerator/freezer
- Gas stove top • Dishwasher • Oven • Built in microwave • Beautiful custom oak cabinets
- Solid surface counter top • L-shape bar eating area • Kitchen has a walk-in pantry

- 8x20 sunroom with heat and A/C
- 12x16 family room with fire place, fire place is double sided
- 19x26 bedroom with attached full bath and large walk-in-closet

- 23x30 rec room with a lap pool, lap pool not being used but everything there to make it run including pool heater, rec room has its own furnace
- Full bath on main level • 10x13 bedroom with large closet

- Lower level has 11x13 bedroom with attached full bath and walk-in-closet
- GFA furnace • Central air • Water softener • 4" well



- 11x20 family room with gas fire place, stone and wood beam mantel
- 8x9 laundry room with Maytag washer and dryer • Sink in laundry room
- 23x28 garage with double garage door
- Generac whole house generator • 200 amp electric
- 8x9 office off the side of the garage
- Landscaping is very nice, very well maintained, • White grapes • Apple tree
- Metal roof on house and barn, pellet stove in barn
- Large amount of decks and patio areas • Asphalt driveway

Parcel 2: Will be a potential building lot with 3.94 acres and includes:

- Grape arbors • 24 vines • Sweet and sour cherries • Apple tree

Parcel 3: Swing tract with 2.25 acres partially wooded

Real estate taxes on parcel number 1 are \$2,481.40, Parcel 2 \$467.56, Parcel 3 \$232.28



Open House:

Wednesday, June 11

4:00 p.m. – 6:00 p.m.

GEO TRACKER • WINE MAKING ITEMS • SHOP TOOLS • FURNITURE • HOUSEHOLD



1999 Geo Tracker with 194K miles with front mount snow blade and title, runs 5 speed manual transmission; 60" Bunton mower, no seat, transmission does not work, presently being used to pull behind the Geo Tracker to mow field; garden cart with seat; Delta 10" table saw; Generac 800 watt generator; hand tools; floor model bench grinder; floor model toolbox; croquet set; Trek men's bike; Ariens riding lawn mower 20HP 38" deck; lawn wagon; Craftsman 6.75 HP power washer; yard machine walk behind snow blower;



hand cart; hose reels; small yard pull type sprayer; grape press; other wine making material; like new grape press with electric motor; aluminum ext. ladder; 4x8 single axle wood side utility trailer; large oak table with two leaves 6 chairs and 1 captain; oak armed couch, chairs, end table and coffee table; oak armed glider rocker with ottoman; boat shaped bookcase; wrought iron full size bed with mattress; pallet board style bookcase; very nice Hoosier kitchen cabinet with porcelain top; varied end tables; lights; pictures; outdoor patio furniture; misc. household.

RICHARD AND JOYCE BROWN

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