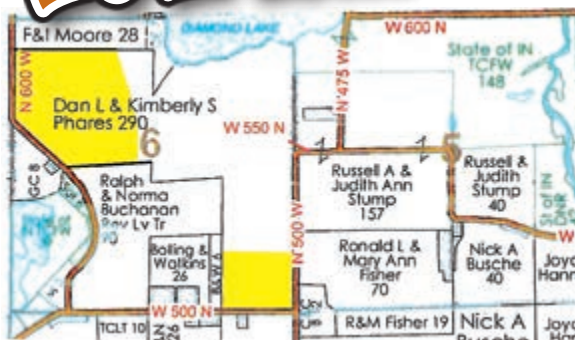


**Auction Location:**  
**United Methodist**  
**Connection Center**  
**466 Townline Rd.**  
**Ligonier, IN 46767**

**Property Location:** 2½ miles east of Ligonier, IN on US 6 to 600 W, then south to 650 N, follow 2 miles to **5411 N 500 W, Ligonier, IN 46767 - Follow signs.**

**Thursday, October 9, 2025 • 6:00 PM**

**102** **BUILD** *acres*



## 3 PARCELS

*Noble County ~ York Township*  
*Close to Diamond Lake*

## Central Noble Schools

## All 3 Parcels will have a potential building site and recreation and hunting land

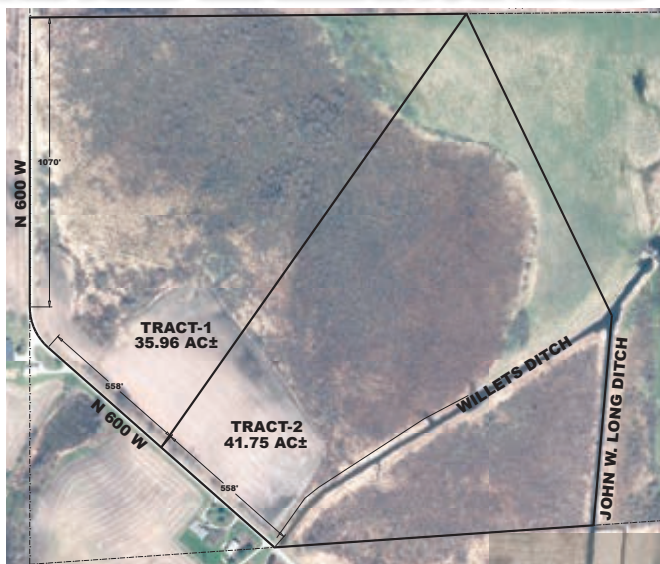
**TRACT 1: 35.96 acres** with approximately 5 acre building site along 600 W.

**TRACT 2: 41.75 acres** with approximately 5 acre building site along 600 W.

**TRACT 3: 24 acres** with potential building sites on 500 W or 500 N.

**If you like nature and great building site settings,  
these are the properties for you!**

**Possession of the recreation land will be October 10. Buyer must sign liability waiver! You're welcome to walk the property anytime but WEAR ORANGE and stay off the crops!**



**Wednesday, September 24, 2025 • 4-5 pm**  
*Auction company will be on site to answer questions*

**– REAL ESTATE TERMS & CONDITIONS –**

**PROCEDURE:** The property will be offered in 3 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? 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.

**CLOSING:** The balance of the purchase price is due at closing approximately 35 days after presentation of marketable title. Approximately November 15, 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 if needed.

**POSSESSION:** At end of 2025 crop year on tillable land.

ANY ANNOUNCEMENTS MADE DAY OF THE SALE TAKE

ANY ANNOUNCEMENTS MADE 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.

## Kimberly S. Phares Trust

# HAHN

## **hahnrealtyandauktion.com**

AC39800021

**Phil Hahn**

**Jason Hahn**  
(574) 536-7682

IN Lic. #AU01012967

**Office (574) 773-8445 • Nappanee, IN**

**Brian Wuthrich**  
Sales Manager

(574) 268-4940 - Milford, IN

