

10.88 ACRES – BUSINESS PROPERTY

Formerly Fashion Farm, Inc.

Located at: 1680 Lincolnway W. • Ligonier, IN 46767

Tuesday, June 2, 2026 • Starting at 5:30pm

Minimum
Opening Bid
\$750,000⁰⁰



Real Estate Located at: 1680 Lincolnway W Ligonier, IN 46767

Noble County, Perry Township,
West Noble Community Schools.

Noble County Parcel IDs
57-01-20-200-040.000-013 and
57-01-20-200-043.000-013; 2 tracts
containing a total of approx. 10.88 acres.



Improvements include: Formally restaurant building; 30' x 100' with 15' x 30' buildout, includes 8' x 18' entrance, (newly rebuilt) includes bathroom & open porches on each side of the entrance, 24' x 120' greenhouse with 8' x 60' addition was used for retail greenhouse/nursery display building, 50' x 100' nursery building attached to the greenhouse, 48' x 52' retail florist shop, 32' x 62' pole barn/shop building, large limestone parking area, Zoned: Agricultural. **LOTS OF POSSIBILITIES!**

Real Estate Terms & Conditions: Both tracts offered as one unit. Buyer to pay 10% down as earnest money deposit at the conclusion of the real estate auction. The balance of the purchase price to be paid at time of closing. Keep in mind that your bidding is NOT contingent upon financing or inspections, so be certain that you have arranged for financing or inspections, if you need them, and are capable of paying the balance at closing. This property is being sold subject to owner's approval. Phone bidding available, contact Elvie Frey at 260-463-1396 for phone bidding terms. **Minimum opening bid is \$750,000.00. Closing:** Approx. 30 days after auction **Possession:** Day of closing. **Taxes:** Prorated to date of closing.

Open House Dates: May 5 & 19 from 4:00-5:30pm.

Auctioneer's Note: Lewis & Lambright, Inc., the auction company, & the auctioneers are agents of the sellers. Statements made by lead auctioneer during auction take precedence over printed matter. Check the ad on Auctionzip for more pictures of the property. Announcements made at the auction takes precedence over printed matter.

Fashion Farm, Inc. - Owners

Auction Conducted By:



LEWIS & LAMBRIGHT, INC. #AC30200031
260-463-2013 • Website: lewisandlambright.com



Auctioneers:

Elvie J. Frey, Sr.
#AU01042445
cell 260-463-1396

Lamar Bontrager
#AU11100084

Willis Yoder
#AU19500086

Tyler Milliman
#AU12500036

Multi Ring PERSONAL PROPERTY AUCTION

June 6, 2026
starting at 9:00AM

RESTAURANT EQUIPMENT,
GREENHOUSE & NURSERY
EQUIPMENT & SUPPLIES,
4 GREENHOUSES,
FLORIST SHOP EQUIPMENT
AND SUPPLIES, SHOP
EQUIPMENT, ANTIQUES