



SILENT BID



REAL ESTATE AUCTION

CONCLUDING THURSDAY, JUNE 23, 2022 AT 4:00 PM

NURSERY ST. & 075 E, LAGRANGE, IN 46761 NEAR LAKELAND HIGH SCHOOL

TRACT 1 Nice wooded and private 11 acre setting with a rolling creek running through. Acres zoned A-1. Starting bid - \$99,000

TRACT 2 Large 17.5 acre lot zoned S-1 for residential uses potential development. Starting bid - \$152,000

TRACT 3 Large 12.5 acre lot zoned I-2 for industrial/ business use. Starting bid - \$88,000

PROSPECTIVE BUYERS MAY MAKE AN OFFER ANYTIME BY CONTACTING THE AUCTION COMPANY. SILENT BIDDING SHALL END JUNE 23RD AT 4:00PM OR UPON CONCLUSION OF ALL BIDDING.

TERMS: 5% of Purchase Price Non-refundable deposit due at signing of accepted purchase agreement. Balance due in full at final closing in 30-45 days. Seller pays for cost of survey if needed. Closing Agent fee shall be split between Buyer and Seller. Taxes shall be prorated and possession at closing day.

AUCTION COMPANY IS THE EXCLUSIVE AGENT OF SELLERS AND THE PROPERTY IS BEING SOLD SUBJECT TO THE APPROVAL OF OWNERS. Property is not being sold contingent on buyer's financing, so be prepared financially in advance. Prospective buyers shall rely on their own inspection of the property with regard to condition, environmental, zoning permits, and any and all other inspections and approvals as buyers deem necessary. Property shall be sold in "As-Is Condition" and make no warranties of any kind. All sizes and dimensions are approximate.

Preview Property during daylight hours only, or by special appointment with Auctioneers.

HOUSE NOT INCLUDED IN SALE PLEASE ONLY CONTACT AUCTIONEERS ABOUT PROPERTY.

**– Owners –
NED AND DOROTHY
NELSON**



JERRY GROGG INC. OFFICE

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