

SILENT BID REAL ESTATE AUCTION



LOCATED 3.5 MILES WEST ON US 20 TO CR 350 WEST GO NORTH TO 50 N
THEN GO WEST TO 400 WEST, GO NORTH TO PROPERTY.

4075 West 100 North • LaGrange, IN 46761

BIDDING UNTIL WED., OCT. 12, 2022

Bidding ends at 4:00 PM or until the conclusion of all bidding to the Seller's satisfaction and approval.

MINIMUM STARTING BID IS \$350,000

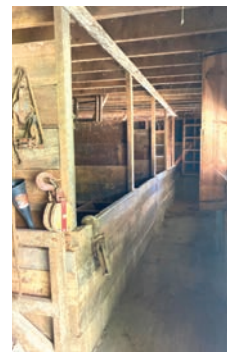
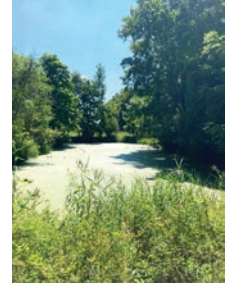
***10 ACRES PRIVACY SECLUDED BY WOODS * LARGE HOME * NEWER BANK BARN * SHOP BUILDING * PONDS * WILDLIFE SANCTUARY * PASTURE * FENCED PERIMETER**

Road frontage on 100 North and also along 400 West. Great privacy situated on 10 Acres with mature trees consisting of Walnut, Cherry, Oak, Pine, Yellow Poplar, Catalpa and many other species. Home is spacious large open floor plan as well as having a second story unfinished with endless possibilities as well as large oversized garage. 34x48 Hip Roof Bank Barn built in 1995 has box and tie stalls with large storage on 2nd floor along with concrete reinforced storm shelter bunker style perfect for any preppers out there. 24x 36 Hip Roof Work Shop building with large second story storage and tailored with two great sized covered patios. Nature trails lead you through the wooded property to the many beautiful ponds. There is an abundant collection of wildlife present on property. Great location for your country living sanctuary.

TERMS: 5% non-refundable down payment immediately due upon signing purchase agreement auction day and the balance due at final closing within 30-45 days. Possession is 30 days after final closing date. Taxes shall be prorated.

INSPECTION: Contact Jerry Grogg Inc. Auction for an appointment to view this property - 260-463-2828 or call Steve McKowen at 260-499-1900. Visit our website for all services and information on our listings – www.jerrygrogg.com

AGENCY: Jerry Grogg Inc. are exclusive agents of the seller. 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.



OWNERS: RONNIE & MARY ANN HARRIS

PREVIEW PROPERTY
INSPECTION DATES

WEDNESDAYS, SEPT. 14 & 21

from 3-5 PM or by appointment with Auctioneers



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