

LIVE BIDDING - REAL ESTATE & PERSONAL PROPERTY AUCTION

3326 SR 327, CORUNNA IN, 46730

LOCATED SOUTH OF CORUNNA INDIANA ON STATE ROAD 327, 2 MILES TO PROPERTY.

SAT., DEC. 10, 2022 - 9:30 AM

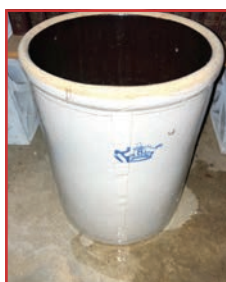
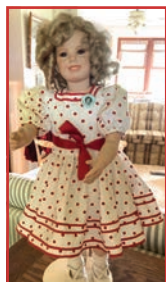
PERSONAL PROPERTY - STARTS AT 9:30 A.M.

HOUSEHOLD, PRIMITIVES, COLLECTIBLES, ANTIQUES:

Howard Miller grandfather clock, round table, book shelves, many books some possible 1st additions, table and floor lamps, vintage rain lamp, sofa, framed art, roll top desk, quilt rack, old quilt frame, humpback trunk, treadle sewing machines, antique chair collection, Victrola Phonograph and collection of records, parlor mirror, display cabinet, metal pantry, kerosene stove, electric bed and extra parts, linens, bedding, Lennox bird collection, decoy collection, Bone China set and other glassware, handmade doll collection by owner, Shirley Temple doll, old Maytag Washers (Red and Blue), ice cream maker, wood boxes and crates, dress-

er, crocks, lanterns, bottle collection, press clock parts, tins, old apple computer, Christmas decorations collection, one horse sleigh, old bicycle, wood ladders, chicken nesters, fire pit, feeders, cages, horse tack/ saddles, vintage kitchen cabinet, tomato wire, fuel barrel/stand, iron tub, fence post, cattle panels, old implements, large collection of seasoned split firewood.

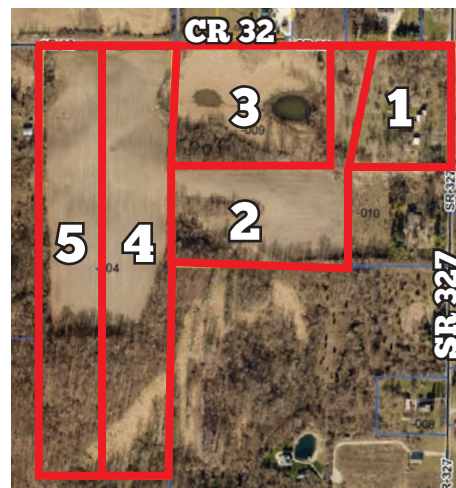
There may be many more undiscovered items not mentioned but we try to update pictures on our website if we do find items worth mentioning so check back regularly at www.jerrygrogg.com.



REAL ESTATE TO BE SOLD AT AUCTION DEC., 10 AT 1:00 PM AT THE CORUNNA TOWN HALL MUNICIPAL BUILDING



OPEN HOUSES
Wed., Nov. 2 & Wed., Nov. 16, 2022 from 3-5 pm
Sat., Dec. 3, 2022 from 1-3 pm



REAL ESTATE TO SELL SAT., DEC. 10, 2022 AT 1 P.M. AT THE CORUNNA TOWN HALL MUNICIPAL BUILDING

- TRACT 1:** 5.5 acres with 2340 sq ft Home with full basement and 2 car attached garage, pole barn, chicken and livestock buildings with approximately 350' road frontage on CR 32 as well as 560' of frontage on SR 327
- TRACT 2:** 10 acres of tillable crop ground with 160' of frontage on CR 32
- TRACT 3:** 9.5 acres of wildlife and recreational wet ground with 730' of frontage on CR 32
- TRACT 4:** 14 acres potential building site currently partial tillable and woods with 295' frontage on CR 32
- TRACT 5:** 14 acres potential building site currently partial tillable and woods with 295' frontage on CR 32

(Potential tracts are not considered buildable until approved by the DeKalb County Plan Commission.)

Rare offering in Dekalb County near Corunna Indiana featuring 53 Acres consisting of Woods, Tillable farm ground and wetland habitat with a 3 Bedroom 2 bath Home, chicken coop, livestock shed and Pole Barn. The property has been in the family for over 120 years and has many amenities to include; unharvested mature trees, self-sustaining mature blackberries, raspberries, apple, pear, grape, horseradish, comfrey, southernwood, lilac, elderberry, Jerusalem Artichoke, asparagus, butternut, walnut, northern pecan, garlic chives, antique roses, and bridal veil.

Home has leaf guard on guttering and on Barn as well as Garage. House yard is fenced and has a front gate at drive. House has 4 heating systems - wood furnace, wood stove, geothermal

and propane. Attached garage, full basement with ample storage with shelving, Well water is filtered for great drinking, water softener, range hookup can be either propane or natural gas, new metal roofing 1 year old, septic tank well maintained last pumped in 2021, well and septic in late 1990's, main house was originally log house but additions were built in late 1990's, Master Bedroom has walk-in closet and master bath boast a jetted tub, house has detailed journal including documented maintenance repair and history. The farm has a fenced barnyard and pasture and all tillable ground historically has paid property taxes and more depending on harvest.

Property is in a great location; 5 miles from Auburn, 7 miles from Kendallville, 8 miles to Waterloo, 16 miles to Butler, 34 miles to Bryan Ohio, 23 miles to Angola, 20 miles from Ft. Wayne, 7 miles from Interstate 69.

TERMS: 10% non-refundable earnest down payment immediately due upon signing purchase agreement auction day and the balance of funds at final closing within 30-60 days of auction date. Possession of property shall be approximately 60-90 days after final closing. Survey shall be done if necessary and expense shall be split 50/50 between buyer and seller. Taxes shall be prorated to day of closing.

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



260-463-2828



Auctioneering & Real Estate

402 N. Detroit Street LaGrange, IN 46761-0067

CHECK US OUT ON FACEBOOK OR INSTAGRAM TO GET UPDATED INFORMATION ON LISTINGS OFFERED AT AUCTION AND FOR SALE ALONG WITH ANY UPCOMING PERSONAL PROPERTY AUCTIONS

OWNER: ROBIN NESSEL

JERRY GROGG INC. OFFICE

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