

260-463-2828

# JERRY GROGG INC.

Auctioneering & Real Estate

402 N. Detroit Street • LaGrange, IN 46761-0067

# PHONE BID/ON-SITE REAL ESTATE AUCTION

## THURSDAY, JUNE 12, 2025 AT 6:00 PM

**OWNERS: WILLIAM A. & REBECCA ANNE ENYART**

**PROPERTY ADDRESS:**

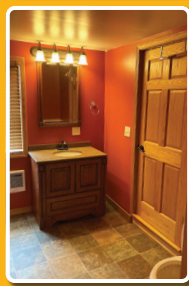
**411 WEST CENTRAL AVE. (US 20)  
LAGRANGE, IN 46761**

**DIRECTIONS: US 20 & SR 9 GO WEST ON US 20 TO PROPERTY, ¼ MILE ON SOUTH SIDE OF ROAD, BEFORE TOWNLINE ROAD.**

**INSPECTION/OPEN HOUSES 3:00-5:00 PM  
WEDNESDAYS, MAY 7 & 28, 2025**



**STARTING  
BID  
\$50,000!**



**REAL ESTATE: APPROXIMATELY 1,012 FINISHED SQ. FT., 3 BEDROOM, 2 BATH HOME ON CITY WATER AND SEWER, AS WELL AS 8'X10' & 10'X12' UTILITY SHEDS INCLUDED. Property taxes are approximately \$800.00 per year (24-25). TERMS & CONDITIONS: 10% NON-REFUNDABLE DOWN PAYMENT EARNEST MONEY, 2% BUYER'S PREMIUM. STARTING BID \$50,000.00. TO PARTICIPATE CALL ANY ONE OF OUR AUCTIONEERS OR COME TO 411 W. CENTRAL AVE. BY 5:30 PM AUCTION DAY, JUNE 12TH, 2025. AUCTION SHALL CONCLUDE IF BIDDING HAS REACHED A SUCCESSFUL AND SATISFACTORY BID. SELLER AND AUCTION COMPANY RESERVE THE RIGHT TO ACCEPT OR REJECT ANY BIDDING.**

**AUCTIONEER NOTE: INVESTOR OPPORTUNITY, CENTRALLY LOCATED IN LAGRANGE. RESIDENTIAL RENTAL POTENTIAL SO COME TO MAKE YOUR BID SUCCESSFUL.**

**AGENCY DISCLOSURE: 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 and for general information purposes.**

**VISIT JERRYGROGG.COM FOR ALL TERMS, CONDITIONS AND ALL PHOTOGRAPHS OF ITEMS.**

Visit website for detailed terms:  
[WWW.JERRYGROGG.COM](http://WWW.JERRYGROGG.COM)

*Do you have Real Estate or Personal Property to sell? Let us host your Online Auction! Call Jerry Grogg Inc. at 260-463-2828 for details.*



260-463-2828

# JERRY GROGG INC.

Auctioneering & Real Estate

402 N. Detroit Street • LaGrange, IN 46761-0067

**JERRY GROGG INC. OFFICE**

Jeff Burlingame	AU19300021	260-499-1083
Steven McKowen	AU10500022	260-499-1900
LaWayne Miller	AU09000086	260-350-1548

**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.**

