

260-463-2828

# JERRY GROGG INC.

Auctioneering & Real Estate

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

## LIVE ON-SITE & PHONE BID

# REAL ESTATE AUCTION

## TUESDAY, AUG. 26, 2025 AT 5:30 PM

**OWNERS: SOL D. AND LISA S. SEWELL**

**PROPERTY ADDRESS:**

**110 S MAIN ST.**

**WOLCOTTVILLE, IN 46795**

DIRECTIONS: Stoplight on SR 9 in Wolcottville go south to 5th house on West side of road, look for Auction signs.

**INSPECTION/OPEN HOUSES 3:00-5:00 PM!**

**WEDNESDAYS, AUG. 6 & 20, 2025**

OR CALL FOR APPOINTMENT TO SEE HOME



**STARTING BID \$150,000!**



**REAL ESTATE:** 1,856 Square Foot 1-1/2 story home with 3 bedrooms, 1 bath, dining room, large kitchen, living room, large front porch as well as a large oversized two car garage. The property also has all concrete drive and parking. The home has been recently updated with electrical wiring, central air, metal roof as well as updated windows. The home has Town of Wolcottville water, sewer, trash and hydrant fee utilities that are approximately \$130.00/month.

**REAL ESTATE TAXES:** ARE APPROXIMATELY \$1,200.00/ANNUALLY BASED ON 24/25 TAX RATE.

**TERMS & CONDITIONS:** 10% NON-REFUNDABLE EARNEST DEPOSIT MONEY. 3% BUYER'S PREMIUM. STARTING BID \$150,000.00.

**PROPERTY BEING SOLD AS-IS:** INTERESTED BUYERS MAY MAKE OFFERS OR BID UP UNTIL COMPETITIVE BIDDING OF AUCTION CONCLUDES. WE SHALL BE ON-SITE AUCTION DAY FOR BIDDERS IN PERSON OR BY PHONE. PLEASE BE AT LOCATION IF YOU WISH TO BID IN PERSON BY 5:30 PM AUCTION DAY AS BIDDING SHALL BE FINALIZED BASED ON PARTICIPATION.

**AUCTIONEER NOTE:** WHAT A GREAT OPPORTUNITY TO OWN A VERY WELL-KEPT HOME IN WOLCOTTVILLE. IT HAS A VERY LARGE PARCEL BEHIND HOME AS WELL AS MY FAVORITE PART OF THE PROPERTY IS THE LARGE GARAGE THAT INCLUDES AN ADDED WORKSHOP THAT IS HEATED FOR OUR INDIANA WEATHER. WITH ALL THE UPDATES ANY BUYER SHOULD HAPPY TO MOVE RIGHT IN. YOU HAVE TO SEE THIS OPPORTUNITY IN PERSON TO APPRECIATE THE CARE THE SELLERS HAVE FOR THIS PROPERTY.

**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](http://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.



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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.