

260-463-2828

JERRY GROGG
INC.

Auctioneering & Real Estate
402 N. Detroit Street • LaGrange, IN 46761-0067

LIVE & PHONE BID REAL ESTATE AUCTION

SATURDAY, MAY 2, 2026

STARTING BID \$200,000!

REAL ESTATE SELLS FIRST AT 10:00 AM

PERSONAL PROPERTY SELLS IMMEDIATELY FOLLOWING REAL ESTATE



PROPERTY ADDRESS: 2095 N SR 9 LAGRANGE, IN 46761

DIRECTIONS: SR 9, GO 2+ MILES NORTH PAST 200 N, THEN TURN EAST INTO PROPERTY. LOOK FOR JERRY GROGG AUCTION SIGNS.

OWNER: MARK RANDALL



PUBLIC INSPECTION/OPEN HOUSES 3:00-5:00 PM WEDNESDAYS, APRIL 15 & APRIL 29, 2026

OR CALL FOR APPOINTMENT TO SEE HOME



REAL ESTATE Very highly visible State Road 9 location located next to Northeastern Center. 2.33 Acre Residential and possibly commercial location. A 3,220 SQ FT 4 BED-ROOM 2 BATH HOME WITH TWO KITCHENS AS WELL AS AN ATTACHED 2 CAR GARAGE. HOME ALSO IS A GEO-THERMAL HEAT AS WELL AS A WOOD FURNACE. A 48'x52' pole barn with cement floor as well as a 10'x20' garden shed is also included with the real estate.

PROSPECTIVE BUYERS MAY MAKE BIDS ANYTIME BEFORE AUCTION BY PHONE OR WHILE VIEWING PROPERTY. BIDDING SHALL CONTINUE AND COMMENCE AT THE LIVE AUCTION AT 10 AM ON SATURDAY MAY 2ND, 2026. THE LIVE AND PHONE BIDDING SHALL CONTINUE AND COMMENCE UNTIL COMPETITIVE BIDDING CONCLUDES. SELLER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BIDDING.

REAL ESTATE 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. Closing agent fee shall be split between Buyer and Seller. Taxes shall be prorated and estimated with Seller share being paid. (TAXES CURRENTLY ON 2.33 ACRES 25/26 RATE IS AT APPROXIMATELY AT \$830/ YEAR. Possession shall be 30 DAYS AFTER final closing. AUCTION COMPANY IS THE EXCLUSIVE AGENT OF SELLERS AND THE PROPERTY IS BEING SOLD SUBJECT TO THE APPROVAL OF OWNER. 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. SELLER INDICATES THAT THE SEPTIC SYSTEM MAY NEED REPAIRED OR A NEW SYSTEM. All sizes and dimensions are approximate.



PERSONAL PROPERTY

2007 SILVERADO 4X4 CREW CAB 6.0 L GAS CHEVY PICKUP, TOOLS, FURNITURE, ANTIQUES, HOUSEHOLD, COLLECTABLES, GUNS.

Preview Property by special appointment with Auctioneers or during our listed open houses. Not responsible for accidents. Oral statements day of auction take precedence over all printed materials.

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

Visit Website for detailed terms: 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.