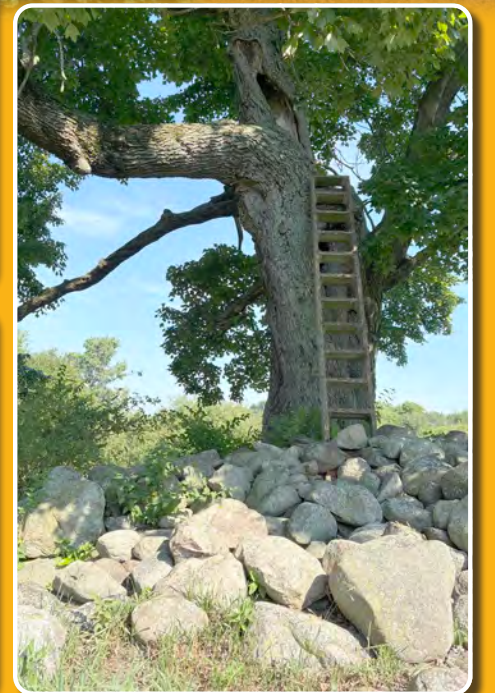
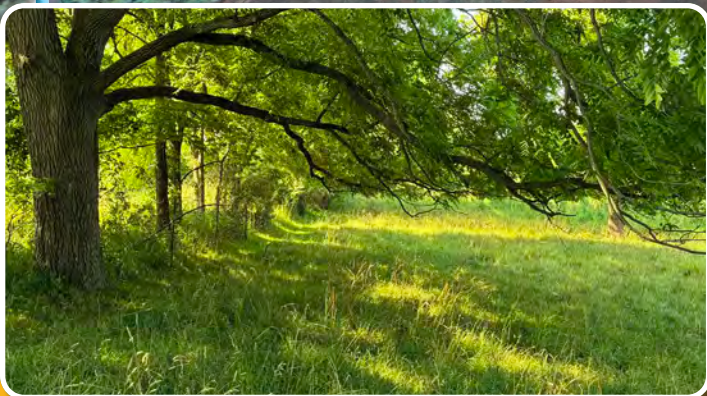




LIVE REAL ESTATE & PHONE BIDDING AUCTION

WED., SEPT. 2, 2026 AT 6:30 PM



REAL ESTATE PROPERTY ADDRESS: N 200 E • LAGRANGE, INDIANA 46761

AUCTION LOCATION: LAGRANGE COUNTY 4-H FAIRGROUNDS COMMUNITY BUILDING. 1030 E 075 N • LAGRANGE, IN 46761

DIRECTIONS: FROM US 20, ¾ MILES NORTH ON 200 E TO PROPERTY NORTH OF T ROAD, 75 N TO PROPERTY ON EAST SIDE OF ROAD.

30+/- ACRES PASTURE LAND & WOODS. PRIME LOCATION!

INSPECTION AND/OR APPOINTMENT TO SEE BARE LAND PLEASE CALL OUR AUCTIONEERS.

AUCTIONEER NOTE: WHAT A GREAT PROPERTY WITH A LOT OF POTENTIAL. TURKEY, WHITE TAIL DEER, RABBITS AND ANIMALS UNSEEN, A TRUE NATURE LOVERS DREAM. STONER DITCH, TREES ALONG WITH ALL THE HABITAT FOR A RICH BOUNTY OF RECREATION AWAITS YOUR VISION. DON'T MISS THIS OPPORTUNITY.

PROPERTY TAXES: APPROXIMATELY \$450.00 (2025/2026).

TERMS AND CONDITIONS: 5% NON-REFUNDABLE EARNEST DEPOSIT MONEY. Balance due in full at final closing 30-45 days after auction. Closing Agent fee shall be split 50/50 between Buyer and Seller. Taxes shall be prorated as of final closing/possession at closing.

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. Each bidder is responsible for understanding all aspects of buying property using this method. Any soil borings as buyer's deem necessary shall be done at buyer's expense and timely. Buyer shall be responsible for due diligence by calling LaGrange County Planning Department for county zoning, building restrictions and approvals for intended uses. 260-499-6300.

AGENCY DISCLOSURE & GENERAL OFFICE POLICIES: Jerry O. Grogg Auctioneering and Real Estate represents the Sellers only and does not inspect real property on bidder's behalf. No warranty or representation, either expressed or implied, concerning real property, or the condition of such is made by the Seller or Jerry O. Grogg Auctioneering and Real Estate. The information contained is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or Jerry O. Grogg Auctioneering and Real Estate. Each potential bidder is responsible for conducting their own inspections, investigations, inquiries and due diligence concerning property.

VISIT JERRYGROGG.COM FOR ALL TERMS AND CONDITIONS.

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.



JERRY GROGG INC. OFFICE

Jeff Burlingame AU19300021

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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.