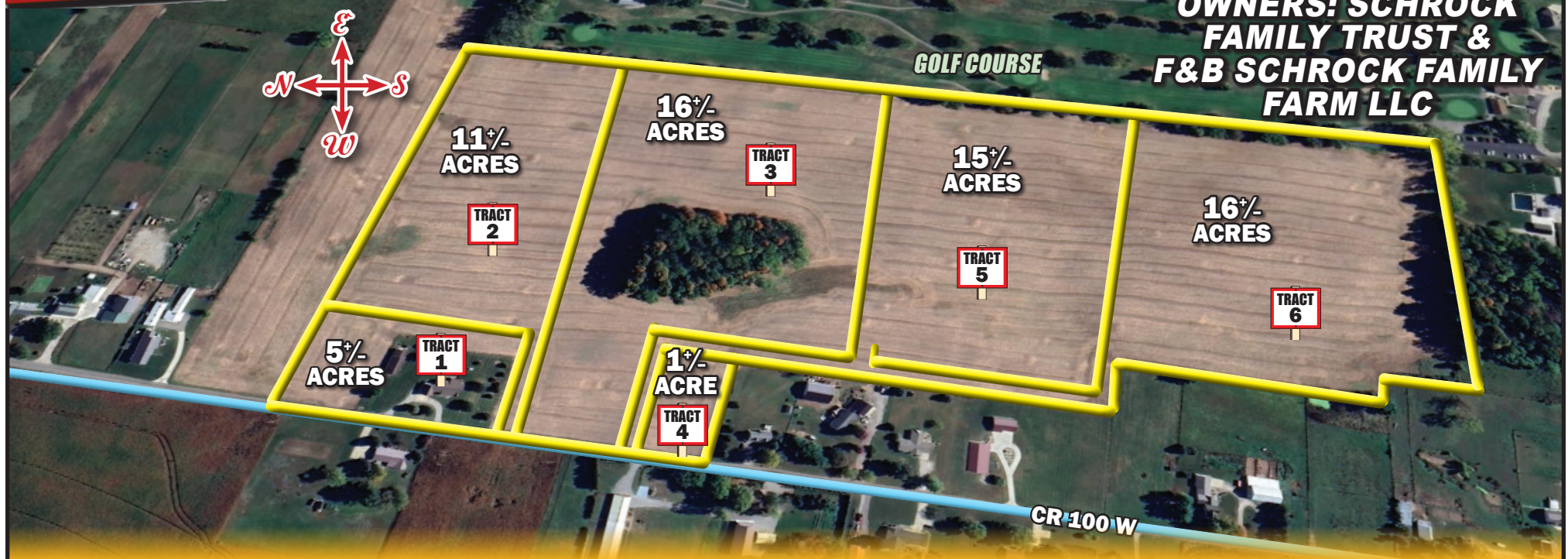




LIVE ON-SITE REAL ESTATE & PERSONAL PROPERTY AUCTION MONDAY, AUG. 31, 2026

**OWNERS: SCHROCK
FAMILY TRUST &
F&B SCHROCK FAMILY
FARM LLC**



**INSPECTION/OPEN HOUSES 3:00-5:00 PM:
WEDNESDAYS, JULY 22, AUG. 5 & 12**

PERSONAL PROPERTY AUCTION BEGINS AT 3:30 PM REAL ESTATE AUCTION BEGINS AT 6:30 PM

REAL ESTATE **PROPERTY ADDRESS: 0945 N 100 W LAGRANGE, IN 46761**

DIRECTIONS: NORTH of US 20 ALMOST 1 MILE ON 100 W PAST 50 N NORTH TO PROPERTY.

***TRACT 1)** OVER 3,700 SQ FT RANCH STYLE 3 BEDROOM 2 BATH HOME WITH OVERSIZED KITCHEN WITH OPEN FLOOR PLAN, ATTACHED 2 CAR GARAGE, FULL WALK-OUT BASEMENT, GEOTHERMAL HEAT, CENTRAL AIR, 32'X77' POLE BUILDING, ALL SITUATED ON 5 ACRE LOT LOCATED IN A NICE COUNTRY SETTING. (Property taxes are approximately \$900.00 per year FOR 1.84 AC 24-PAY 25). ***TRACT 2)** 11+/- ACRES TILLABLE ACRES W/ 50' ACCESS FRONTAGE ON 100 W. ***TRACT 3)** 16+/- ACRES MOSTLY TILLABLE, & WOODS (2.5+/-), 266' FRONTAGE ON 100 W. ***TRACT 4)** 1 ACRE PLATTED LOT TILLABLE. ***TRACT 5)** 15+/- ACRE TILLABLE ACRES. ***TRACT 6)** 16+/- ACRE TILLABLE ACRES.

TERMS AND CONDITIONS: 5% NON-REFUNDABLE EARNEST MONEY. Balance due in full at final closing. Seller shall pay for cost of survey if necessary to create new tracts. Closing Agent fee shall be split 50/50 between Buyer and Seller. Taxes shall be prorated as of final closing possession subject to tenant's rights to harvest 2026 crops. House possession at closing.

AUCTIONEER NOTE: ONCE IN A LIFETIME OPPORTUNITY TO OWN AN IMPECCABLE PLACE NEAR LAGRANGE, INDIANA. VERY WELL-BUILT MODERN RANCH STYLE HOME WITH A GREAT WALK-OUT BASEMENT. THE SCHROCK FAMILY HAS A VERY WELL CARED FOR HOME THAT IS A RARE FOUND GEM. THE LANDSCAPING AND SURROUNDINGS CELEBRATE THE RURAL LOCATION, AS WELL AS BEING CONVENIENT TO EVERYTHING LAGRANGE HAS TO OFFER. IT'S A GREAT LOCATION BOASTING A COUNTRY SETTING, A MUST SEE! THE SURROUNDING TILLABLE ACREAGE BORDERS THE BEAUTIFUL HERON CREEK GOLF COURSE. DON'T MISS THIS PROPERTY!

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. Tracts will be offered separately, as a combination of tracts or as an entire unit. Successful Bidding prices per tract or combinations shall be used to calculate a per acre price and shall be adjusted based on actual surveyed acres to determine final price. 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.

PERSONAL PROPERTY **HOUSEHOLD:** DEPRESSION GLASS MOSTLY CLEAR, CHINA SET, KITCHEN SUPPLIES, LARGE PUZZLE AND GAME COLLECTION, CARD TABLE/CHAIR SETS, BOOKS, DECORATIONS AND WALL ART, CHRISTMAS, ROYAL TYPEWRITER. **FURNITURE:** ANTIQUE BLANKET CHEST, SEVERAL RECLINERS, SOFAS, VICTORIAN TABLES, END TABLES, BEDDING AND BEDS (TWIN AND FULL) OAK KITCHEN ROUND TABLE/ LEAF AND 4 CHAIRS, GREEN METAL BAKERS RACK, CEDAR CHEST, TVS FLAT AND PLASMA FROM (19"-42") MAG-NAVVOX CONSOLE STEREO/ RECORD PLAYER W/ RECORDS, CABLE NELSON UPRIGHT PIANO, ELECTRIC ORGAN, POOL TABLE, TREADMILL, SINGER ELECTRIC SEWING MACHINE/ SUPPLIES, OUTDOOR PATIO SET/ GLASS TOP TABLE 4 CHAIRS, 2-PARK BENCHES, DEHUMIDIFIERS, PING PONG TABLE TOYS: VERY LARGE COLLECTION OF FARM TOYS (FORD AND MOSTLY ALLIS CHALMERS) TRACTOR TRAILER TRANSPORT COLLECTION, NASCAR AND OTHER RACING, JEEP TOYS, OTHER TOYS, LARGE HOMEMADE BARN AND LOG HOUSES WELL MADE, PLICYCLETTE GITANE FRENCH FOLD UP BIKE, SCHWINN EXERCISE BIKE TOOLS: LARGE COLLECTION HAND TOOLS, SOME ELECTRIC, SOCKET SETS/ WRENCH SETS, TOOL BOXES, POWER TOOLS, DRILL PRESS, GRINDER, BENCH VICE, GARDEN HAND TOOLS, BIRD BATH, FIBERGLASS AND ALUMINUM STEP AND EXTENSION LADDERS, SHOP VAC AND OTHER TOOLS, 12X20 STORAGE BUILDING ON SKIDS.

AGENCY DISCLOSURE & GENERAL OFFICE POLICIES: Jerry O. Grogg Auctioneering and Real Estate represents the Sellers only and does not inspect merchandise or real property on bidder's behalf. All items are sold "AS-IS WHERE-IS" basis. No warranty or representation, either expressed or implied, concerning personal property, or 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.

TERMS: Cash or Good Check. 4% Credit Card Fee.

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