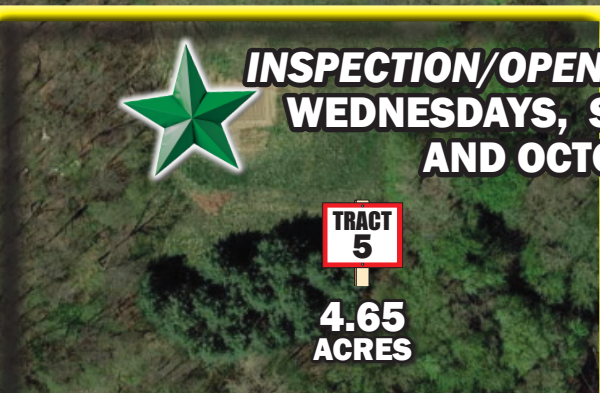
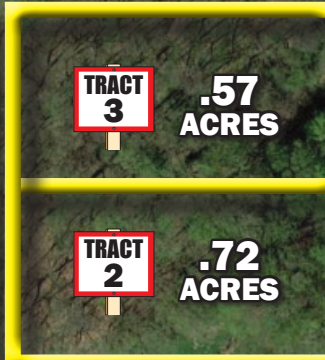
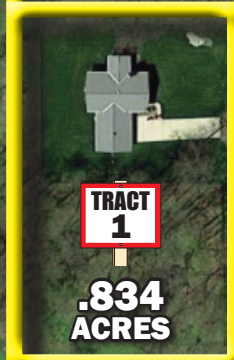
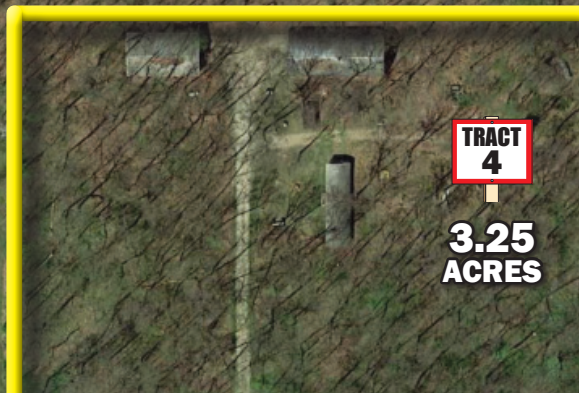




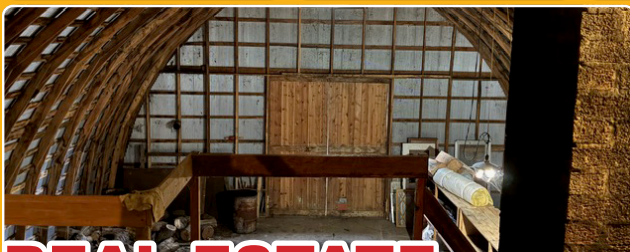
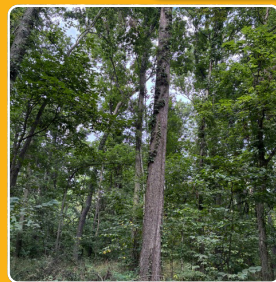
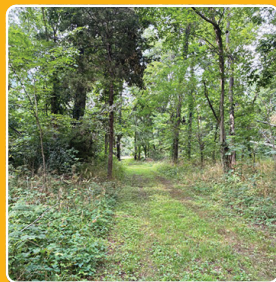
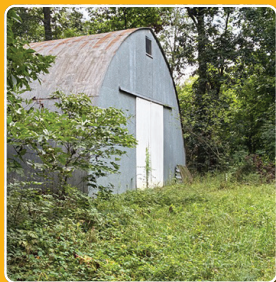
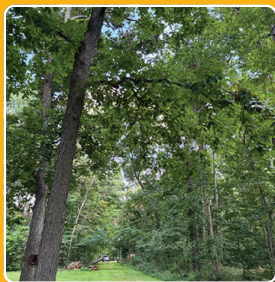
LIVE ON-SITE REAL ESTATE AUCTION

MONDAY, OCT. 26, 2026 AT 6:30 PM



INSPECTION/OPEN HOUSES 3:00-5:00 PM
WEDNESDAYS, SEPTEMBER 23 & 30,
AND OCTOBER 14 & 21

OWNERS:
TRUMAN L. &
JOYCE I. MILLER
TRUST



REAL ESTATE PROPERTY ADDRESS: 6600 N 450 W • SHIPSHEWANA, IN 46565

DIRECTIONS: SR 120 TO 450 W, NORTH 1.5 MILES TO PROPERTY ON WEST SIDE OF ROAD. AUCTION IS ON-SITE!

AUCTIONEER NOTE: ONCE-IN-A-LIFETIME OPPORTUNITY TO OWN AN IMPECCABLE PLACE NEAR SHIPSHEWANA INDIANA. VERY WELL-BUILT VINTAGE RANCH STYLE HOME WITH A GREAT WOODED SETTING. THE MILLER FAMILY HAS A VERY WELL CARED FOR HOME THAT IS A RARE FOUND GEM. THE PEACEFUL COUNTRY LOCATION IS PERFECT FOR YOUR URGE TO GET BACK TO NATURE. THIS PROPERTY HAS SO MUCH TO OFFER, INCLUDING MATURE TREES, A WONDERFUL ARCHED GOTHIC BARN AS WELL AS A POLE BARN FOR ALL YOUR STORAGE NEEDS. THE CUSTOM-BUILT HOME IS ONE OF THE MANY MASTERPIECES TRUMAN MILLER WAS ABLE TO COMPLETE OVER HIS PROLIFIC CONSTRUCTION CAREER, WHICH WAS EXTENSIVE. THIS IS A "MUST SEE" PROPERTY, DON'T MISS THIS OPPORTUNITY!

INSPECTION/OPEN HOUSES: WEDNESDAYS, SEPTEMBER 23RD & 30TH, 2026 FROM 3:00-5:00 PM. ALSO, WEDNESDAYS, OCTOBER 14TH & 21ST, 2026 FROM 3:00-5:00 PM.

TRACT 1: 2,336 FINISHED SQ FT. CUSTOM-BUILT HOME, 2 BEDROOMS, 2 BATHS, WITH FULL - MOSTLY FINISHED BASEMENT, TWO-CAR ATTACHED GARAGE, GREAT SCREENED-IN 3-SEASON ROOM. ALL SITUATED ON A TOTAL OF .834 ACRES, ENCOMPASSING TWO PARCELS WITH 150' ROAD FRONTAGE ON 450 W.

TRACT 2: WOODED .72 ACRES LOT WITH MATURE TREES AND APPROXIMATELY 250' ROAD FRONTAGE ON 450 W.

TRACT 3: WOODED .57 ACRES LOT WITH MATURE TREES.

TRACT 4: 3.25 WOODED ACRES WITH A BEAUTIFUL EXAMPLE OF A 32' X 70' ARCHED GOTHIC BARN WHICH INCLUDES A WELL AND WORKSHOP, A 32' X 55' POLE BARN AND A CUSTOM-BUILT 16' X 65' STORAGE BARN TRACT.

TRACT 5: 4.65 AC WOODED AND PASTURE LOT WITH MATURE TREES (Property taxes IN TOTAL OF 10 ACRES are approximately \$1,600.00 per year).

TERMS AND CONDITIONS: 5% NON-REFUNDABLE EARNEST MONEY. Balance due in full at final closing 30-60 days. 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.

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.

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