

# REAL ESTATE AND PERSONAL PROPERTY AUCTION LIVE AND ON SITE



**Thursday June 22nd at 3:30 pm.**

Real Estate shall sell first then Personal Property

Property Location: 602 S Poplar St, LaGrange, Indiana 46761

**LEGAL DESCRIPTION: NE NW- TOWN OF LAGRANGE OUT E SIDE NE/4 .25 AC**

**HOUSE DESCRIPTION: 1330 SQUARE FOOT 2-BEDROOM 1 BATH, MOSTLY FULL BASEMENT, MATURE LANDSCAPING AND LARGE BACK YARD, NEWER SCREENED IN PORCH PATIO IN REAR OF HOME, SINGLE CAR GARAGE. SELLING "AS-IS" WITHOUT ANY WARRANTIES OF ANY KIND AT PUBLIC AUCTION.**

**TERMS:** 5% or \$5,000.00 (whichever is more) non-refundable down payment immediately due upon signing purchase agreement auction day and the balance due at final closing within 30-45 days. Possession of house on the day of closing. Annual Taxes \$960/ 22/23. Taxes shall be prorated to closing day. Property is also subject to sell at any time before auction if an acceptable offer is made as well as using offers as starting point for live event day of auction depending on decision of Auctioneer and all decisions are final. **Seller reserves the right to accept or reject any and all bidding.** 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 buyer deem necessary. Property shall be sold in "As-Is Condition" and make no warranties of any kind. All sizes and dimensions, taxes are approximate and are the buyer's responsibility to confirm at their diligence.

**INSPECTION/ OPEN HOUSE DATE:** JUNE 6 TUESDAY 3-5 PM Contact Jerry Grogg Inc. Auction for an appointment to view this property - 260-463-2828.

**SELLER:** Susanna E. Scott Estate

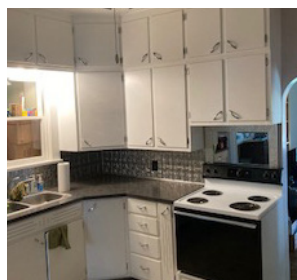
**AGENCY:** Jerry Grogg Inc. are exclusive agents of the seller. Property is not being sold contingent on buyer's financing, so be prepared financially in advance. Prospective buyers shall rely on their own inspection of the property with regard to condition, environmental, zoning permits, and any and all other inspections and approvals as buyer deem necessary. Property shall be sold in "As-Is Condition" and make no warranties of any kind. All sizes and dimensions are approximate

**CO-OP BBC-** If you have your own Real Estate professional, we honor broker participation. See our MLS listing for details: MLS#202316211

**PERSONAL PROPERTY;** Household items, kitchen items, sewing and craft items, glass and China items, tools, push mower(s), party supply items, seasonal decorations, numerous Pampered Chef items, upholstered furniture, full size bed and many more items.



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



**CHECK US OUT AT [www.jerrygrogg.com](http://www.jerrygrogg.com)**



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