

PUBLIC LIVE REAL ESTATE & PERSONAL PROPERTY AUCTION

THURSDAY, NOV. 30, 2023 AT 2:30 PM

OWNERS: CINDY GOCHENAUR, KATHY STAYNER

9580 W. SR 120 • ORLAND, IN 46776

DIRECTIONS: SR 327 turn west on SR 120 to property on north side of street.



REAL ESTATE SELLS FIRST AT 2:30 PM

Nice older historic home in Orland, IN. 2,120 Square Foot Home, Four bedrooms, two baths, basement, with nice large oversized two car detached garage with loft.

PUBLIC INSPECTION/ OPEN HOUSE DATES: WEDNESDAY NOVEMBER 1ST, 2023, 3-5 PM, AND ALSO THURSDAY NOVEMBER 16TH, 2023, 3-5 PM.

REAL ESTATE TERMS: 10% 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. (TAXES 22/23 APPROXIMATELY \$2,800/YR). Possession shall be at 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. All sizes and dimensions are approximate.

TRACTOR: Farmall Cub; **POWER TOOLS:** circular, reciprocating saw, routers, air tools, staplers, grinders, sanders, drill press, air compressors, wire welder, drills, table saw, radial arm saw; **TOOLS:** socket sets, large pipe wrench collection, tappers and dies, punch sets, screwdrivers, wrench sets, hammers, large anvil, large collection of tool boxes (stackable and singular); **FURNITURE:** dressers, roll top desks, secretaries, curios, mirrors, gun cabinet, **ANTIQUES:** crocks, trunks, toys, large collection of safes; **HOUSEHOLD:** Pyrex, Fire King, Tupperware, kitchen utensils and much more.

VISIT OUR WEBSITE "JERRYGROGG.COM" FOR AUCTION INFORMATION AND BIDDING DETAILS. PERSONAL PROPERTY INSPECTIONS WELCOMED DURING OPEN HOUSES.

Preview Property by special appointment with Auctioneers.

Not responsible for accidents. Oral statements day of auction take precedence over all printed materials.



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

260-463-2828



Auctioneering & Real Estate

402 N. Detroit Street • LaGrange, IN 46761-0067

JERRY GROGG INC. OFFICE

Jeff Burlingame
Steven McKowen
LaWayne Miller
Benjamin Myers

AU19300021
AU10500022
AU09000086
AU12300075

260-463-2828
260-499-1083
260-499-1900
260-350-1548
260-689-3566