



# PHONE BID REAL ESTATE AUCTION

## PROPERTY LOCATION:

2735 S 200 E • LaGrange, IN 46761

LOCATED: 2 miles east of LaGrange, IN to CR 200 East, then south approximately 2¾ miles.

## WEDNESDAY, MAY 22, 2024 UNTIL 4:00 PM

1 bedroom, 1 bath, full basement, oversized 2 car garage on 2 wooded acres.



## OPEN HOUSE: MONDAY, MAY 6, 3:00-5:00 PM

STARTING BID: \$75,000. 2023-2024 Real Estate Taxes \$1,800.

**OWNER: GISELLE BOWSER**

**BIDDING PROCEDURES:** PROSPECTIVE BUYERS MAY MAKE BIDS ANYTIME BEFORE AUCTION BY PHONE OR WHILE VIEWING PROPERTY. PHONE BIDDING SHALL CONCLUDE ON MAY 22, 2024 AT 4:00 PM OR WHEN ALL BIDDING CONCLUDES TO SELLERS APPROVAL. WE WILL BE AT SITE FROM 3:00-4:00 PM IF BIDDERS WOULD LIKE TO PARTICIPATE BIDDING THERE.

**TERMS:** 5% non-refundable deposit due at signing of accepted purchase agreement. Balance due in full at final closing in 30-60 days. Title company closing and closing agent fee shall be split between buyer and seller. Taxes shall be prorated and possession at closing day.

**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.

**TO PLACE BIDS CALL  
260-499-1900 OR 260-499-1083**

*Do you have Personal Property to sell? Let us host your Online Auction!  
Call Jerry Grogg Inc. at 260-463-2828 for details.*



**JERRY GROGG INC. OFFICE**  
**260-463-2828**  
**Jeff Burlingame AU19300021 260-499-1083**  
**Steven McKowen AU10500022 260-499-1900**  
**LaWayne Miller AU09000086 260-350-1548**  
**Benjamin Myers AU12300075 269-689-3566**



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LISTINGS OFFERED AT AUCTION  
AND FOR SALE ALONG WITH  
ANY UPCOMING PERSONAL  
PROPERTY AUCTIONS.**