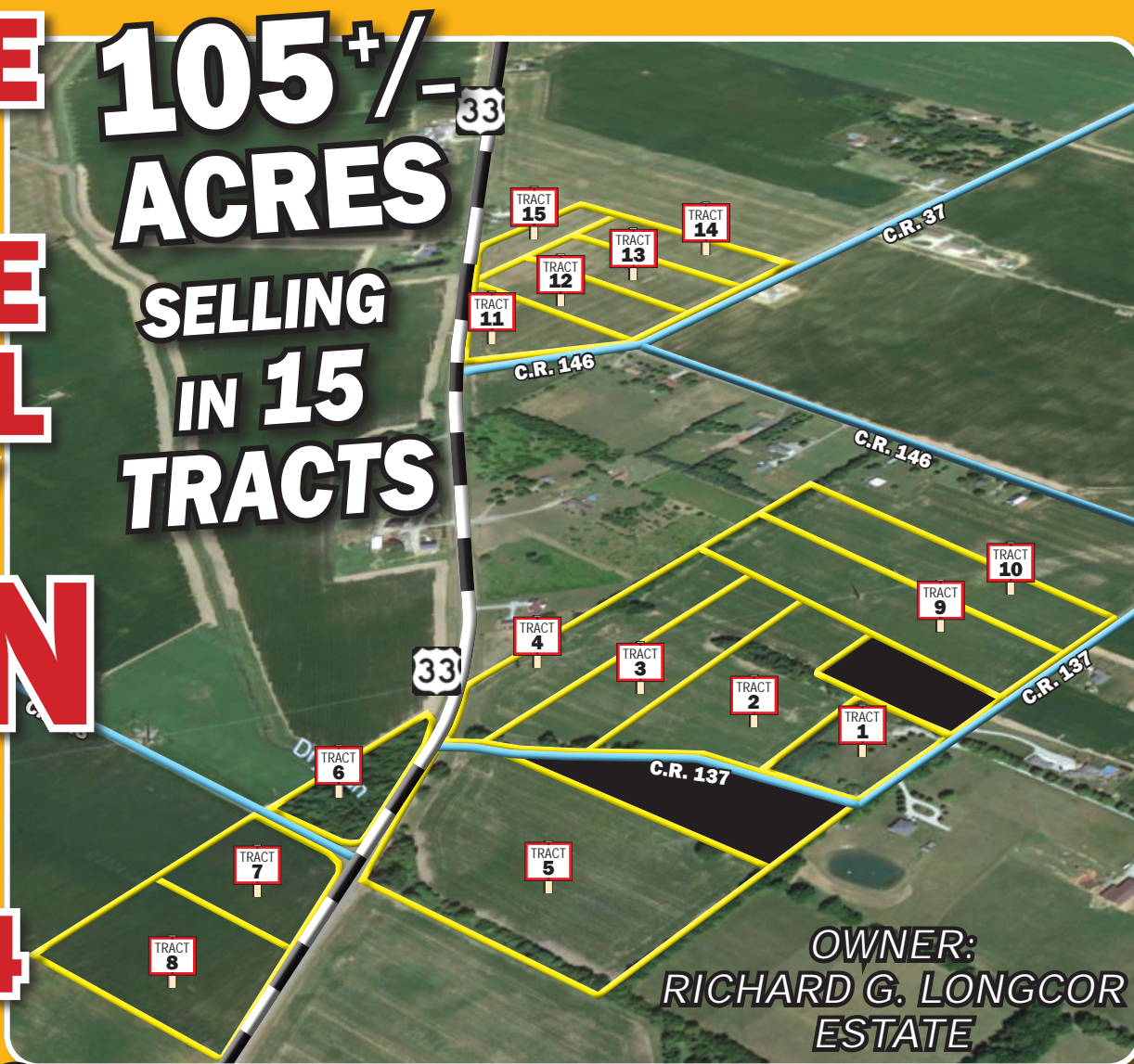


# LIVE ON-SITE PUBLIC REAL ESTATE & PERSONAL PROPERTY AUCTION

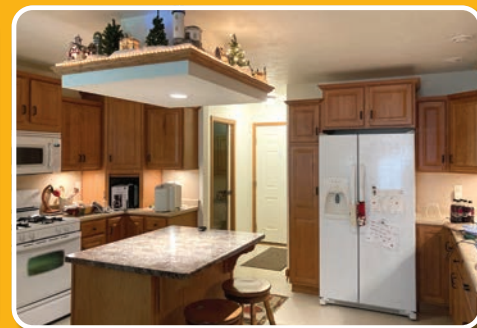
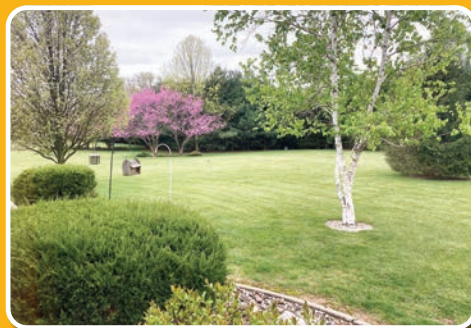
## 105+/- ACRES SELLING IN 15 TRACTS



## SATURDAY, JUNE 15, 2024

**PROPERTY ADDRESS:**  
**69777 CR 137**  
**Millersburg, IN 46543**

**DIRECTIONS:** Go west of Millersburg, IN on CR 42, ½ mile to CR 37, then south 2½ miles to CR 146, then east ½ mile to CR137, then south ¼ mile to property. Property is located in Amish Church District 64-4.



**TRACT 1: Custom built, 3 bedrooms, 3.5 baths, full basement, home on 3 acres with pole barn/office.**

Tract 2: 5.7AC w/420' frontage CR137  
Tract 3: 6.0AC w/332' frontage CR137  
Tract 4: 6.0AC w/177' on CR137 & US33 FR  
Tract 5: 15.7AC w/225' on CR137 & 597' on US33  
Tract 6: 3.4AC w/434' on CR48 & US33 FR  
Tract 7: 5.2AC w/434' on CR48 & 472' on US33

Tract 8: 5.1AC w/343' on US33 & 50' on CR48  
Tract 9: 12.5AC w/407' on CR137  
Tract 10: 12.5AC w/407' on CR137  
Tract 11: 6.8AC w/638' on US33, 602' on CR146 & CR37

Tract 12: 5.0AC w/254' on CR37  
Tract 13: 5.0AC w/254' on CR37  
Tract 14: 5.0AC w/265' on CR37  
Tract 15: 5.0AC w/207' on US33

**PERSONAL PROPERTY AUCTION  
BEGINNING AT 10:00 AM**  
**REAL ESTATE AUCTION  
BEGINNING AT 3:00 PM**

**INSPECTION OPEN HOUSES**  
**3:00 to 5:00 PM on:**  
**FRIDAY, MAY 17**  
**WEDNESDAY, MAY 29**  
**WEDNESDAY, JUNE 5**

**TERMS:** 5% of Purchase Price Non-refundable deposit due at signing of accepted purchase agreement. Balance due in full at final closing in 30-45 days (possibly longer depending on survey completion). 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 subject to tenant's rights to harvest 2024 crops.

**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 as the deadline for borings shall be on June 1, 2024.

**DISCLAIMER:** ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND FOR GENERAL PURPOSES ONLY. ELKHART COUNTY SHALL HAVE FINAL APPROVAL POWER OVER ANY DIVISIONAL AND BUILDING REQUIREMENTS. PLEASE CONTACT ELKHART COUNTY WITH ANY QUESTIONS: ELKHART COUNTY PUBLIC SERVICES 4230 ELKHART RD. GOSHEN, IN 46526. P: 574-971-4678, F: 574-971-4578, E: dps@elkhartcounty.

**AUCTIONEER'S NOTE:** Owner, Richard D. Longcor, was the Benton Township Trustee for 44 years and was well respected for who he was and his life accomplishments. He helped to build the Fairfield School System as a founding president of the school board. Mr. Longcor was a man that loved to serve his community, country and church. He served in Korea in the Army as well as the Benton Township Fire Department for 58 years. Mr. Longcor was also a deacon of the Breneman Memorial Missionary Church for several years. He left to his children a great legacy and we are very honored and humbled to be helping at his auction. His children are a true reflection of this great man and we thank them for entrusting us with his important legacy. Peaceful Woods Amish School to provide breakfast and lunch.

Preview Property during daylight hours only, or by special appointment with Auctioneers.

Visit Website for detailed terms:  
[www.jerrygrogg.com](http://www.jerrygrogg.com)

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574-312-8556



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PROPERTY AUCTIONS.