

# LIVE ON-SITE PUBLIC REAL ESTATE & PERSONAL PROPERTY AUCTION SATURDAY, JULY 27, 2024

## PROPERTY ADDRESS:

4295 S 895 E • LaGrange, IN 46761

DIRECTIONS: North of South Milford, 3 miles on S.R. 3 to C.R. 400 South, east 1/2 mile to C.R. 900 East, then south 1/4 mile to property.

## OWNER: DENNIS & JUDY FREHSE ESTATE PERSONAL PROPERTY

Fishing rods, reels, tackle; Tools, hand and power tools; Shop Smith unit; Craftsman 12" band saw; Craftsman 10" table saw; New in box Ryobi spindle sander; New in box Delta hollow chisel mortiser; (2) Craftsman 16" scroll saws; various hand tools; tool chest. Owner had a saw mill so there is a large quantity of lumber in home and in garage. Coleman Powermate 5000 generator; Stihl magnum 046 chainsaw; Simplicity riding lawn mower, 38" deck, 23HP Briggs & Stratton engine; Troy-Bilt 208cc snow blower; Troy-Bilt rear tine tiller. 2014 Dodge Caravan 3.6L 220CID V6, 24 Valve VIN:#2C4RDGBG4ER466610, mileage 95,388. Starcraft 15ft. fishing boat with 15HP Mariner with trolling motor. Household and collectibles, Precious Moments figurines, large collection; kitchen; bath; furniture; shelving; many items, too numerous to mention. We are still finding more as we go.



Starcraft 15ft. Fishing Boat



Troy-Bilt Rear Tine Tiller



Simplicity Riding Lawn Mower



Craftsman Band Saw



Coleman Powermate 5000 Generator



Large Quantity of Lumber



2014 Dodge Caravan



Shop Smith Unit



NEW IN BOX!  
Delta Hollow Chisel Mortiser



NEW IN BOX!  
Ryobi Oscillating Spindle Sander



REAL ESTATE AUCTION  
BEGINNING AT 9:00 AM  
PERSONAL PROPERTY  
IMMEDIATELY FOLLOWING



INSPECTION OPEN HOUSES 3:00-5:00 PM:  
WED., JUNE 26 & WED., JULY 10



**REAL ESTATE:** Nice 1,344 sq. ft., 3 bedroom, 1 bath home with full walk-out basement. 24x38 detached 2 car garage with wood shop. Located near Pretty Lake. Property taxes are approximately \$460 per year (23-24). The property also includes a 104' x 177' lot contiguous with property that may be offered separately by as many as 3 tracts or as a whole. Property is on the Pretty Lake sewer system costing approximately \$90/month.

**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. 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.

**AUCTIONEER'S NOTE:** Mr. and Mrs. Frehse were good auction attendees and have collected for many years. We would like to thank their children for entrusting us to be included in helping them with their auction.

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