## LIVE ON SITE PUBLIC

SATURDAY JULY 27, 2024

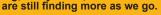
PROPERTY ADDRESS: 4295 S 895 E • LaGrange, IN 46761

DIRECTIONS: North of South Milford, 3 miles on S.R. 3 to C.R. 400 South, east ½ 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 15ff fishing hoat with 15HP Mariner with trolling motor, Household 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















and dimensions are approximate.



REAL ESTATE AUCTION BECINNING AT 9:00 AW PERSONAL PROPERTY IMMEDIATIELY 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

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and approvals as buyers deem necessary. Property shall be sold in "As-is Condition" and make no warranties of any kind. All sizes



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.

Visit Website for detailed terms: WWW.JERRYGROGG.COM

Coleman **Powermate** 

5000 Generator

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



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Grogg Auc-060524-4x9 Frehse Countian.indd 4x9

Countian 6/5,26; 7/10 (2x4 reminder 6/12 & 7/17) Graphic Designer: tl