

LIVE ON-SITE PUBLIC REAL ESTATE & PERSONAL PROPERTY AUCTION ALL ON THE SAME DAY! SATURDAY, NOV. 16, 2024

PERSONAL PROPERTY LOCATION: 2683 N. S.R. 127 • Angola, IN 46703
REAL ESTATE LOCATION: 4760 S. 150 W. • Pleasant Lake, IN 46779

CONSIGNMENT AUCTION OWNERS:

Carl B. Zimmerman Estate, Patricia R. Moore Estate, Jeff Smith and others.

PERSONAL PROPERTY AT 10:00 AM

DIRECTIONS TO PERSONAL PROPERTY AUCTION: North of Angola Circle on S.R. 127, 3/4 mile to the **Old Anchor Realty Office Warehouse.**

PERSONAL PROPERTY HIGHLIGHTS

TOW MOTOR/FORK LIFT • TRAILER
ANTIQUE FURNITURE • HOUSEHOLD
OFFICE FURNITURE • COLLECTIBLES
DÉCOR • BABY GRAND PIANO

SEE MORE PICTURES BY VISITING OUR WEBSITE
JERRYGROGG.COM

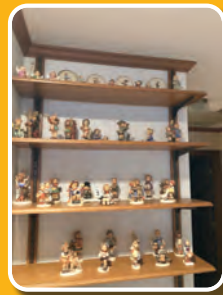
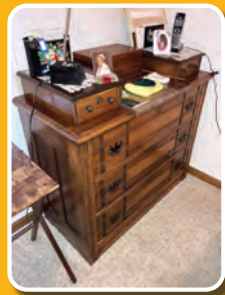
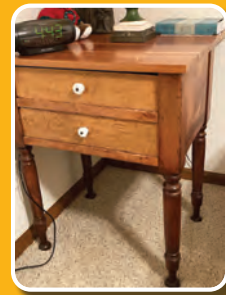
TERMS: CASH OR GOOD CHECK, 10% BUYER'S PREMIUM.
7% INDIANA SALES TAX/ WAIVED WITH TAX EXEMPT FORM

AUCTIONEER NOTE: NICE CLEAN AUCTION WITH QUALITY
MERCHANDISE. ANTIQUES ARE IN GREAT CONDITION AS
WELL AS OFFICE FURNITURE. THREE ESTATES OF WELL
CARED FOR HOUSEHOLD AND ANTIQUES AND COLLECTI-
BLES. BRING HELP AS WE MOVE FAST TO GET YOU ON
YOUR WAY. REAL ESTATE AUCTION IN AFTERNOON IS A CUTE
PROPERTY ON BEAUTIFUL PLEASANT LAKE. DON'T MISS
THIS ONE.

* ANCHOR REALTY IS NOT ASSOCIATED WITH THIS AUCTION &
THE COMPANY IS A THRIVING BUSINESS ABLE TO MEET ALL
YOUR REAL ESTATE NEEDS FROM THEIR LAKE JAMES OFFICE.

AGENCY DISCLOSURE & GENERAL OFFICE POLICIES: Jerry
Grogg Inc. represents the Sellers only and does not inspect
merchandise or real property on bidder's behalf. All items are
sold "As-is Where-is" basis. No warranty or representation,
either expressed or implied, concerning personal property, or
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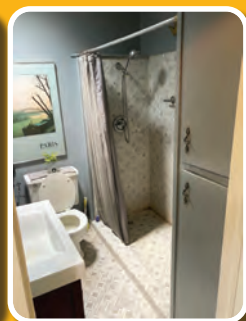
NOT RESPONSIBLE FOR ACCIDENTS. ORAL STATEMENTS
MAY TAKE PRECEDENCE OVER PRINTED MATERIAL DAY OF
AUCTION.



REAL ESTATE AT 3:30 PM

DIRECTIONS TO REAL ESTATE AUCTION: South
of Angola 8 minutes to Pleasant Lake, about
4 miles to Colleen Street, keeping right to Main
Street, then turn west to 150 West, then south to
property. Look for auction signs.

**CARL B. ZIMMERMAN ESTATE,
OWNER**



Located
on
Pleasant
Lake!

STARTING BID IS \$60,000

IMPROVEMENTS DESCRIBED: 660 SQ. FT. RESIDENTIAL, 2
BEDROOM, 1 BATH HOME WITH RECENTLY REMODELED
KITCHEN AND SCREENED-IN PORCH ALL SITUATED ON A
1/4 ACRE LOT WITH 38' OF LAKE FRONTAGE ON BEAUTIFUL
PLEASANT LAKE.

TERMS: 1% BUYER'S PREMIUM and 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 50/50 between Buyer and Seller.
Taxes shall be prorated as of final closing.

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 per-
mits, 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.

INSPECTION OPEN HOUSES AT BOTH LOCATIONS:

WEDNESDAY, OCTOBER 23RD FROM 3-5 PM
WEDNESDAY, NOVEMBER 6TH FROM 3-5 PM

Visit Website for detailed terms:
WWW.JERRYGROGG.COM

Do you have Real Estate or Personal Property to sell? Let us host your
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LISTINGS OFFERED AT AUCTION
AND FOR SALE ALONG WITH
ANY UPCOMING PERSONAL
PROPERTY AUCTIONS.