

260-463-2828

JERRY GROGG

INC.



Auctioneering & Real Estate

402 N. Detroit Street • LaGrange, IN 46761-0067

TUESDAY EVENING NOV. 26, 2024 AT 6:00 PM

PROPERTY ADDRESS:

4050 E 100 N LAGRANGE IN, 46761

LIVE ON-SITE PUBLIC REAL ESTATE AUCTION

72¹/₂ ACRES

SELLING IN 8 TRACTS

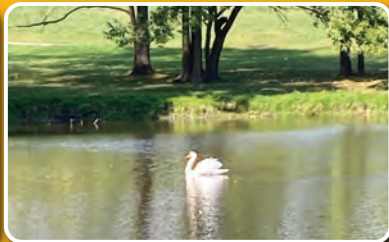


OWNERS: JERRY & ANNELESE GROGG TRUST

LOCATED 4 MILES EAST OF LAGRANGE ON US 20, TO CR 400 E, THEN NORTH ONE MILE TO CR 100 N.

Rare offering in LaGrange County, Indiana totaling 72.5 acres being offered in 8 tracts.

- * LOG HOME WITH ATTACHED GARAGE AND WALK-OUT BASEMENT * POLE BARN SHOP/LIVING QUARTERS *
- * POLE BARN-EQUIPMENT/MACHINERY STORAGE * MATURE SCENIC WOODS WITH TRAILS * TILLABLE ACREAGE *
- * BEAUTIFUL POND * CHICKEN COOP * POTENTIAL BUILDING SITES *



PERSONAL PROPERTY AUCTION • SATURDAY, NOV. 30



TRACT DETAILS

TRACT 1: Approximately 3.5 acres w/frontage on CR 400 E & CR 100 N, all tillable, potential building site.

TRACT 2: Approximately 3.5 acres w/frontage on CR 400 E, all tillable, potential building site.

TRACT 3: Approximately 21.5 acres. Log home with 2-3 bedrooms, 2.5 baths, 2 car attached garage, geothermal heating/cooling system, pole barn/shop with living quarters (50'x72' with 10' canopy, kitchen, ¼ bath with utility, in-floor heat, 3-16' overhead doors, all insulated, separate septic system), pole barn (48'x72', 2-overhead doors, cement floors, partially insulated, electric), chicken coop (11'x17'), smaller log cabin by pond. Beautiful, well maintained pond, natural trees, pasture area.

TRACT 4: Approximately 10 acres w/frontage on CR 100 N bordered by a ditch on the west side. Partially tillable- currently in hay.

TRACT 5: Approximately 11.5 acres w/50' of owned drive frontage from CR 400 E. Partially tillable- currently in hay, balance woods & wetlands, potentially buildable.

TRACT 6: Approximately 10 acres w/deeded easement across tract 5 (50' drive from CR 400 E), all woods & wetlands with 3-sided shelter, potentially buildable.

TRACT 7: Approximately 6.25 acres w/frontage on CR 400 E all tillable, potentially buildable.

TRACT 8: Approximately 6.25 acres w/frontage on CR 400 E all tillable, potentially buildable.

TERMS & CONDITIONS: 10% non-refundable earnest money down payment day of auction (5% on Tract 3). The balance of purchase price due in full at final closing in approximately 60 days (dependent on survey schedule and county approval requirements). Possession of property at final closing. Survey to be completed at seller's expense. Taxes shall be prorated as of final closing date. Private financing possible with pre-approval prior to auction.

AGENCY DISCLAIMER: 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.

INSPECTION/OPEN HOUSES DATES: Every Wednesday leading up to auction from 3:00-5:00 p.m. (Oct. 30, Nov. 6, 13 & 20, and also Saturday, Nov. 2 from 9:00 a.m.-12:00 p.m. Contact Jerry Grogg Inc. for an appointment to view this property at office 260-463-2828, Jeff Burlingame 260-499-1083, Robert Mishler 260-336-9750, Steven McKowen 260-499-1900, LeWayne Miller 260-350-1548.

AUTIONER'S NOTE: In 2005 Jerry & Anneliese Grogg moved down off the Knob Hill to build their little dream log retirement cabin in the woods. Well, at least that's the way it started out. Of course, one idea led to another and the result today is one of the most unique properties in LaGrange County. The property includes a relaxing country home, well-maintained outbuildings, and a scenic pond complete with it's own swan. The land includes woods, wetlands and pastures. The tillable land is almost entirely certified organic.

The Groggs are living in Sturgis, Michigan with their daughter and are offering this property to the public to enjoy and appreciate as much as they have. Don't miss this opportunity to inspect and consider this dream property for your family.

Visit Website for detailed terms:
www.jerrygrogg.com

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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PERSONAL PROPERTY AUCTIONS.

