

260-463-2828

JERRY GROGG

INC.

Auctioneering & Real Estate

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

LIVE ON-SITE REAL ESTATE & PERSONAL PROPERTY AUCTION

SATURDAY, MAY 3



PERSONAL PROPERTY AUCTION BEGINS AT 10:00 AM
REAL ESTATE AUCTION BEGINS IMMEDIATELY AFTER THE PERSONAL PROPERTY AUCTION, AROUND 12:30 PM OR SO

PROPERTY ADDRESS: 312 MILL ST., MIDDLEBURY, IN 46540

DIRECTIONS: NORTH OF US 20 2 MILES ON SR 13 (MAIN ST.) TO SPRING ST., TURN EAST ¼ MILE TO MILL ST., TO PROPERTY.

OWNERS: SHEILA JO GETZ & PAMELA K. GORTNEY

REAL ESTATE STARTING BID IS \$165,000

REAL ESTATE: APPROXIMATELY 1,106 SQ. FT., 3 BEDROOM, 2 BATH HOME WITH ATTACHED 2 CAR OVERSIZED GARAGE, FULL BASEMENT AND BREEZEWAY ALL SITUATED ON NICE OVERSIZED .55+/- ACRE LOT (1ST ADD TO KRIDER NURSERIES, INC. LOT 6 & 7).

AUCTIONEER'S NOTE: 2% buyer's premium and 10% non-refundable earnest money down payment day of auction. The balance of purchase price due in full at final closing in approximately 30-45 days. Possession of property at final closing. Taxes shall be prorated as of final closing date.

TERMS & CONDITIONS: 10% non-refundable earnest money down payment day of auction. The balance of purchase price due in full at final closing in approximately 30-45 days. Possession of property at final closing. Taxes shall be prorated as of final closing date. Property taxes are approximately \$1,050.00 per year (24-25).

AGENCY DISCLOSURE: 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. VISIT JERRYGROGG.COM FOR ALL TERMS & CONDITIONS, AND ALL PHOTOGRAPHS OF ITEMS.

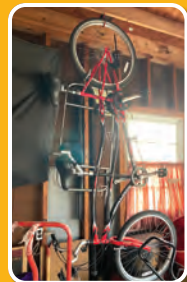
*****LUNCH PROVIDED BY PLAINVIEW AMISH SCHOOL*****

INSPECTION/OPEN HOUSES 3:00-5:00 PM: WEDNESDAYS, APRIL 2 & APRIL 23, 2025



PERSONAL PROPERTY

Toys: Vintage Bouncy Horse, Cabbage Patch, large collection of Barbie, large Antique Doll collection/ Furniture; Dry sink; glass door bookcase; curved glass curio; towel rack commode; chest of drawers; bedroom suit; roll top desk; step back hutch; small curio; drop down table chrome chair set; map drawer cabinet; cedar chest; barrel table; sofas; recliner; end tables; beds; Glass: Fenton, Hull, Carnival, others; Crocks; milk can; Maytag oiler; Delco Parts cabinet; Conoco waste can, Conoco pencil collection; Coke crate; oil lamps; RR lantern; political button collection; large jewelry collection; Middlebury Badges; fishing supplies, fish finder, tie flying supplies, rod and reels, ice fishing, Minn Kota trolling motor, Stearns vintage life vest; Plectron scanner; large collection canning jars; souvenir pennant collection; Garage: Honda 4-stroke snow blower; like new tandem Northwoods bicycle; Brinkman Smoker; SnapOn tool chest; large collection tools (some are SnapOn); Household: bedding, kitchen & bath, Knick knacks, misc. Still finding more items not listed.



AUCTIONEER'S NOTE: This is a tribute Auction for the Noah and Florence Schrock family. Their daughters have lovingly taken care of their parents and would like to share this day with the Middlebury community Noah and Florence have loved so dearly. Over the years of owning the Conoco Gas Station as well as passionately serving the community as Fire Chief and Middlebury Police force, the family wishes to sell their belongings to those who would cherish them as much as they have. The collection of items are clean and well taken care of. We may have two rings so bring help as we move quickly so be prepared to bid and do not miss this opportunity.

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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CHECK US OUT ON FACEBOOK OR INSTAGRAM TO GET UPDATED INFORMATION ON LISTINGS OFFERED AT AUCTION AND FOR SALE ALONG WITH ANY UPCOMING PERSONAL PROPERTY AUCTIONS.