

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, JUNE 7, 2025

**REAL ESTATE AUCTION BEGINS AT 10:00 AM**  
**PERSONAL PROPERTY BEGINS IMMEDIATELY AFTER REAL ESTATE**



**PROPERTY ADDRESS:**  
**7575 E 250 N**  
**LAGRANGE, IN 46761**



**DIRECTIONS:** North of US 20, 2-1/2 miles on SR 3, to 250 N, turn west, 1/4 mile to property.

**REAL ESTATE** **STARTING BID IS \$150,000**

**OWNER: DANNY D. ACREE**

**REAL ESTATE:** Approximately 1,344 sq. ft., ranch style, 3 bedroom, 2 bath home with attached 2-car oversized garage, full basement and sunroom, extra kitchen in garage. All situated on 2.17 acre lot (Fugate's Addition Lot 1) nice country setting. Property taxes are approximately \$1,000.00 per year (24-25).

**TERMS & CONDITIONS:** 1% 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.

**AUCTIONEER'S NOTE:** WHAT AN OPPORTUNITY TO OWN A NICE PLACE NEAR MONGO, INDIANA. MY FAVORITE ROOM IN THE HOME IS THE MANCAVE GARAGE WITH EXTRA KITCHEN. RANCH STYLE IS ALL ON ONE LEVEL WITH A BEAUTIFUL BACKYARD AND A GARDEN SHED SMALL OUTBUILDING WITH AN OVERHEAD DOOR. IT'S A GREAT LOCATION BORDERED BY WOODS AND COUNTRY SETTING, A MUST SEE.

**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.

**INSPECTION/OPEN HOUSES 3:00-5:00 PM:**  
**WEDNESDAYS, APRIL 30 & MAY 21, 2025**

### PERSONAL PROPERTY

**GARAGE:** 2006 Honda Rubicon 4-wheeler; EZ-Go electric Golf cart w/radio and back drop-down seat; Troy-Bilt power washer; 2-Porter Cable small air compressors; Case knife collection; Sanyo Flat Screen TV; mountain bike; fridge; small chest freezer. **FURNITURE:** Oak, round, kitchen table w/4 chairs; computer desk; Futon; 5-piece white bedroom suite; Spindle bed; sofa; chairs; Maytag Washer, Dryer set. **TRAILERS:** 16' Royal enclosed cargo trailer w/drop-down ramp; small garden trailer, 4'x8'; 2000 Bass Tracker Aluminum 18.6' bass boat with Mercury 75hp outboard; Centurion 5000 watt generator; Bad Boy Zero Turn 60" Mower, 747 CC Kohler; propane wall heater; floor jacks; yard hand tools; Large Propane tanks; Air nail gun collection with fasteners; Ever Start battery charger; power hand tools of all kinds; Poulan Pro backpack leaf blower; golf club sets; Husky 28" electric start snow blower; Black Max 18" chainsaw; like new Echo weed trimmer extended chain saw branch trimmer. **HOUSEHOLD:** kitchen; bed and bath. **GUNS:** (will not be present at home but will be at property for preview auction day) Springfield Model 67 20ga 3" (Savage Arms), Ithaca Featherlight Pump 22 Model 37, Winchester 20ga SuperX 2 3/4" & 3" Invictor Plus 28" SPX Turkey, Remington 870 Express Mag. 12 ga,



**\*\*\*LUNCH PROVIDED BY CLINE LAKE AMISH SCHOOL\*\*\***

**VISIT JERRYGROGG.COM FOR ALL TERMS & CONDITIONS, AND ALL PHOTOGRAPHS OF ITEMS.**

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