

# LAND AUCTION

## LAGRANGE COUNTY BUILDING LOT

**6.65±  
ACRES**  
Offered in 1 Tract

• 4895 E 100 S, LaGrange, IN 46761 •  
Located 4 miles east of LaGrange, IN on US 20 to  
CR 400, then south to 100 S then east to auction.

**AUCTION HELD ON-SITE!**  
**LIVE • ONLINE • PHONE BIDS WILL  
BE ACCEPTED!**

Call Robert Mishler, 260-336-9750

**PROPERTY DESCRIPTION: 6.65±  
ACRES** undeveloped, mostly rolling bare  
land, with woods and creek along the south  
end of property. Partially fenced. 570' of  
frontage along 100 S with a 50' access.

**TUESDAY, SEPTEMBER 26<sup>TH</sup> • 6PM**



**ONLINE BIDDING  
AVAILABLE**  
You may bid online during the auction at  
[www.schraderauction.com](http://www.schraderauction.com). You must be  
registered **One Week in Advance of the  
Auction** to bid online. For online bidding  
information, call Schrader Auction Co. -  
800-451-2709.

**INSPECTION DATE: WEDNESDAY, SEPTEMBER 20<sup>TH</sup> • 4-6pm**

*We will be accepting online and phone bids*

### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 1 individual tract, as a total 6.65± acre unit. There will be open bidding during the auction as determined by the Auctioneer. Bids may compete.

**ACCEPTANCE OF BID PRICES:** All Bids to be held for 30 days to allow for Seller's board to meet. The successful bidder will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide Warranty Deed(s).

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession is at Closing.

**REAL ESTATE TAXES:** Real estate taxes will be Pro-rated.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auc-

tion. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are

approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**SCHRADER**  
Real Estate and Auction Company, Inc.

**800-451-2709**  
**SchraderAuction.com**  
AC63001504 • AU08701553

**OWNER: LaGrange Co Sewer District**  
**AUCTION MANAGER:**  
**ROBERT MISHLER • 260-336-9750**