

# Real Estate AUCTION Online Only!

LaGrange County, IN  
4 Bedroom Home  
on **.89±**  
Acres

Bids End at 6:00pm

**Monday, March 11<sup>th</sup>**

Online & Phone Bid Only

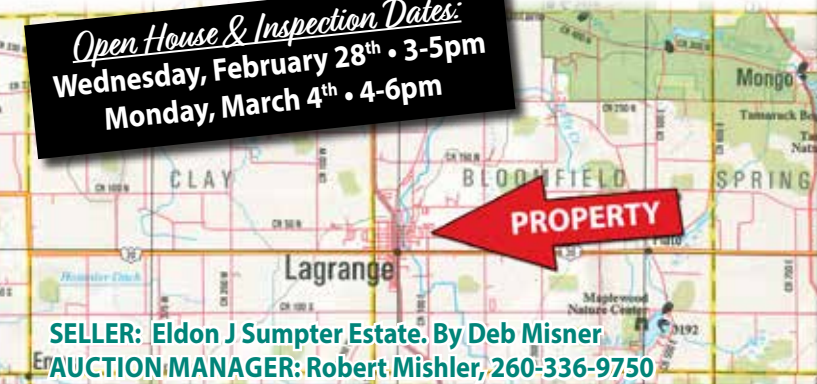
**PROPERTY LOCATION:** Located at the east edge of LaGrange, IN to 100E (by the Catholic Church), then North 1/2 mile address: 306 N Lakeland Dr, LaGrange, IN 46761.

**PROPERTY DESCRIPTION:** 1988 Manufactured home on full basement, 1,568 sq ft living area with a partially finished basement with walkout. Home has 2 full kitchens, one upstairs and one down, 3 full baths and 4 bedrooms with possibility of more. The 3 car attached garage has concrete floor, heated and insulated with additional work shop area and cold storage. All situated on .89 acre in the Plat of Fairview Meadows Lot 5, Town of LaGrange, LaGrange, IN 46761.

**Open House & Inspection Dates:**  
Wednesday, February 28<sup>th</sup> • 3-5pm  
Monday, March 4<sup>th</sup> • 4-6pm

**SELLER:** Eldon J Sumpter Estate. By Deb Misner  
**AUCTION MANAGER:** Robert Mishler, 260-336-9750

**Phone Bids call Robert Mishler at  
260-336-9750 or 260-350-7479**



**800-451-2709 | SchraderAuction.com**

## TERMS AND CONDITIONS

**PROCEDURE:** The properties will be offered at online only auction. Minimum bidding increments will be predetermined.

**BUYER'S PREMIUM:** A 5% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

**DOWN PAYMENT:** 10% down payment on the day of auction w/ the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check, or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** The successful bidder will be required to enter into Purchase Agreements immediately following the close of the auction. The property will sell to the high bidder. All final bid prices are subject to the Sellers' accep-

tion or rejection.

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

**DEED:** Seller shall provide a Personal Representative Deed.

**CLOSING:** The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) & Seller.

**POSSESSION:** Possession will be 30 days after closing.

**REAL ESTATE TAXES:** All 2024 taxes payable 2025 will be the sole responsibility of the buyer.

**ACREAGE:** The lot size, dimensions & proposed boundaries are approx. & have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** No survey shall be provided.

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

**DISCLAIMER & ABSENCE OF WARRANTIES:** All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express, or implied, concerning the property is made by the Seller or Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction & incre-

ments of bidding are at the discretion of the Auction Company. The Seller & 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.**

