



**1.55±
acres**

*Home
in the
Country*

Phone Bid Only
AUCTION
LaGrange Co, IN



CORPORATE OFFICE:

950 N Liberty Dr
Columbia City, IN 46725

AUCTION MANAGER:

Robert Mishler
260-336-9750

Robert E. Mishler, RB14050329, AU08701553
Schrader Real Estate and Auction Company,
Inc., AC63001504, CO81291723

OCTOBER 2026						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31



800-451-2709

SchraderAuction.com

**1.55±
acres**

*Home
in the
Country*

AUCTION

TO PLACE BIDS CALL
ROBERT MISHLER, 260-336-9750.
FOR PRICE UPDATES CALL,
517-825-1191.

LaGrange Co, IN

Phone Bid Only



**STARTING BID
\$125,000**

BIDDING BEGINS:

FRIDAY, OCTOBER 16TH • 12 NOON

BIDDING BEGINS CLOSING:

TUESDAY, OCTOBER 27TH • 5:30PM

3% Buyer's Premium

800-451-2709 | SchraderAuction.com



SCHRADER

Real Estate and Auction Company, Inc.

LaGrange Co, IN

1.55±
acres

Home
in the
Country

Phone Bid Only
AUCTION

BIDDING BEGINS:

FRIDAY, OCTOBER 16TH • 12 NOON

BIDDING BEGINS CLOSING:

**TUESDAY, OCTOBER 27TH
AT 5:30PM**

TO PLACE BIDS CALL

ROBERT MISHLER, 260-336-9750.

FOR PRICE UPDATES CALL,
517-825-1191.

LOCATED 2 MILES EAST OF
LAGRANGE, IN ON US 20 TO CR 200 E THEN SOUTH 1 1/2 MILES TO
1490 S 200 E, LAGRANGE, IN 46761.

PROPERTY DESCRIPTION: THIS SPACIOUS 3,328 SQ FT HOME OFFERS 3 BEDROOMS AND 2 BATHS, WITH ENERGY-EFFICIENT TEMPO WINDOWS INSTALLED JUST 4 YEARS AGO. DUAL HEATING OPTIONS PROVIDE FLEXIBILITY AND SAVINGS: A NATURAL GAS FURNACE WITH CENTRAL AIR (INSTALLED 2010) AND A HITZER WOOD FURNACE FOR THE WARMTH AND ECONOMY OF WOOD HEAT.

THE FULL WALKOUT BASEMENT FEATURES 9' CEILINGS, HEAT, AND CEMENT FLOORS, WITH THE POTENTIAL FOR A 4TH BEDROOM. SET ON 1.55± ACRES SURROUNDED BY FARMS, FIELDS, AND GOOD NEIGHBORS, THIS PROPERTY OFFERS THE BEST OF COUNTRY LIVING.

THE AUERS ARE MOVING TO AN APARTMENT AND LOOKING TO DOWNSIZE.

SELLERS: JOHN & SHIRLEY AUER

AUCTION MANAGER: ROBERT MISHLER, 260-336-9750

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 individual tract as a total 1.55± acre unit.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: \$5000 down payment on the day of auction. The down payment may be made in the form of 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: All successful bidders will be required to enter into Purchase Agreements immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance 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 Warranty Deed. **CLOSING:** The targeted closing date will be approximately 30 days after the auction.

POSSESSION: At closing.

REAL ESTATE TAXES: Real Estate taxes will be prorated to the day of closing.

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 auction. 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, concern-

ing 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.

**STARTING BID
\$125,000**

OPEN HOUSE DATES:
WEDNESDAY, OCTOBER 14TH • 4-6PM
MONDAY, OCTOBER 19TH • 4-6PM



SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709 | SchraderAuction.com