

PHONE BID REAL ESTATE AUCTION

Thursday, September 9, 2021

Bidding closes at 4:00 pm



REAL ESTATE: 13.82 acres of rolling agricultural land, approx. 12 acres tillable, 1½ acres of woods. Located in Lagrange County, Bloomfield Township, Lakeland Public School district.

Phone bids will be accepted until Thursday, Sept 9, at 4:00pm. Minimum starting bid is \$150,000.00. For bidding procedures, bidding updates, to place a bid, or to schedule private showing, contact Elvie at 260-463-1396.

REAL ESTATE TERMS & CONDITIONS: \$10,000.00 earnest money deposit on day of auction close. The balance of the purchase price to be paid at time of closing. Keep in mind that your bidding is NOT contingent upon financing or inspections, so be certain that you have arranged for financing, if you need it, and are capable of paying cash at closing. This property is being sold subject to owner's approval.

CLOSING: Approx. 45 days after auction. **POSSESSION:** Day of closing.

TAXES: To be prorated to date of closing.

PROPERTY INSPECTION: Perimeter walking of the property allowed during daytime hours, please respect the farmer's crops, or by appointment with Elvie at 260-463-1396.



Auction Conducted By:

LEWIS & LAMBRIGHT, INC. #AC30200031

260-463-2013 website: lewisandlambrightauctions.com

ELVIE J. FREY, SR. #AU01042445 260-463-1396



13.82
Acres of
Agricultural
Land

Property Location:
West property line
is just over ¼ of a
mile east of Lagrange
County 450E on 100N.
Property is on the
south side of 100N.

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**Jason D. and
Sarah M. Hill
Owners**