

Phone & Live Bid REAL ESTATE AUCTION

5 Acres • 2,812 sq ft Home - 3 BR, 2 Bath • Large 3-Car Garage

Located at: 1030N 450E • LaGrange, IN 46761

Bidding ends Wednesday, October 14, 2025 @ 5:00 pm*

Starting bid
\$225,000⁰⁰

Real Estate

Real Estate Located at:
1030N 450E
LaGrange, IN 46761

Improvements: Approx. 2,812 sq. ft. of finished area partial 2-story home on partial basement, 3 bedroom (possible 4), 2 bath, with newer LP gas furnace, 30' x 56' 3-car garage/shop, 16' x 24' chicken coop/dog kennel, 16' x 24' older granary building, 10' x 14' utility shed, 10' x 16' animal shelter, large garden area, grape arbor, black & red raspberry plants, shared with neighbor fish pond, partially wooded, 5 acres of slightly rolling land with fenced-in pasture areas. LaGrange County, Bloomfield township, Lakeland Public School district.

Real Estate Terms & Conditions: Buyer to pay 10% down as earnest money deposit at the conclusion of the real estate auction. 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 or inspections, if you need them, and are capable of paying the balance at closing. This property is being sold subject to owner's acceptance of the final bid

Closing: Approx. 30 days after auction. **Possession:** 14 days after closing. **Taxes:** To be prorated to date of closing.

— Open House Dates —

Wednesday, September 24 & Wednesday, October 8 from 4:00-5:00 pm

You may also call Denise Scott or John Wainright at 260-463-2012 or Elvie J. Frey, Sr. at 260-463-1396 to schedule a private showing

Auction Company's Note: Lewis & Lambright, Inc., the auction company and the auctioneer are agents of the sellers. Check the ad on Auctionzip.com for more pictures of the property.

John Wayne & Lavera M. Mishler – Owner

Auction Conducted By:



LEWIS & LAMBRIGHT, INC. #AC30200031

260-463-2013 • Website: lewisandlambright.com

Auctioneer: Elvie J. Frey, Sr. #AU01042445 260-463-1396



**Please call Elvie Frey at 260-463-1396 to register and to place your bids any-time prior to the auction close. Auctioneer will be on site by 4:00pm on auction day to accommodate onsite bidders. We will finalize bidding right after 5:00pm bidding deadline. "Soft close" call Elvie for more details.*