

★
**CHURCH
DISTRICT
13-4**

REAL ESTATE AUCTION BY 'SILENT BID'

★
**SHADE
TREES &
PINE TREES**

LOCATED: 2 miles east of LaGrange, IN on US 20
ADDRESS: 2140 E US 20, LaGrange, IN 46761

23 ACRES • HOUSE • BARN • POLE BARN • WOODS

Phone bids will be accepted until 4:00 PM on Monday, April 6, 2020.

PARCEL #1: 20 ACRES, BUILDINGS, WOODS, POND

HOUSE: 34'x40' 2-story with a 22'x24' attached garage, 3' crawl space, rear patio, 4 bedrooms, 2 full baths, LP fireplace, LP lights on main level, in-floor heat, hardwood flooring, some new windows on 2nd floor

**Outdoor wood boiler • Phone shack
Solar panel system with battery pack & 7000
watt generator**

BARN/SHOP: Barn is 34'x40' hip roof with 5 box stalls, 3 tie stalls, attached shop is 24'x36' with lined & insulated side walls, also has a small attached dog kennel with outdoor runs

POLE BARN: 36'x72' with partial loft

WOOD SHED: 22'x30'

Approx. 10 acres woods with great hunting!



PARCEL #2: 3 ACRES BARE LAND

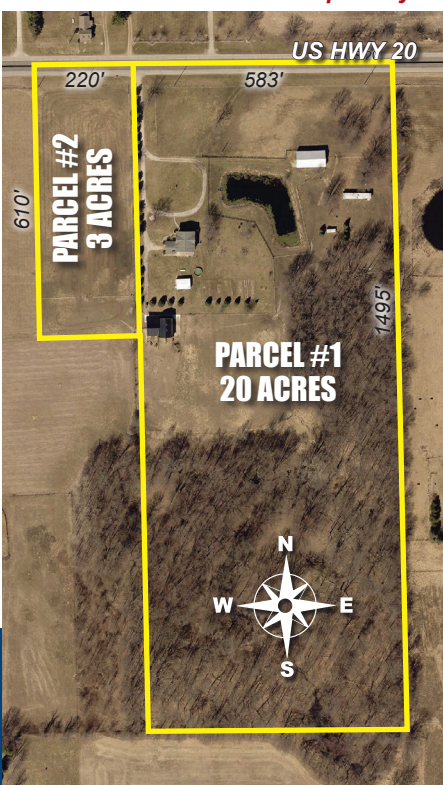
**Public welcome to inspect this real estate Tuesdays from
3:00-6:00 PM or by appointment with the auctioneers.**

*Phone bids will be accepted by Chupp Auctions until
Monday, April 6 at
4:00 PM. Starting
bid on Parcel #1 is
\$450,000. Starting
bid on Parcel #2 is
\$20,000. For bidding
updates or to place
a bid, contact Chupp
Auctions at 574-536-
8005 or 260-499-0093.*

*Parcels may be
purchased separately
or as a combination.*

TERMS: 10% down
(non-refundable) upon accepted offer on April 6, 2020 with balance due at closing. Closing will be approximately 45 days after the auction with possession given approximately August 1, 2020. Taxes will be pro-rated. Sellers have the right to reject any or all bids. Any announcements made by the auctioneers take precedence over printed matter.

Owners: JOSEPH & BECKY BORKHOLDER



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