

REAL ESTATE BY PHONE BID *and* ONLINE AUCTION

STARTING BID \$ 18,000/ACRE

THURSDAY, JUNE 18th, 2026 • ENDING 6:00 PM

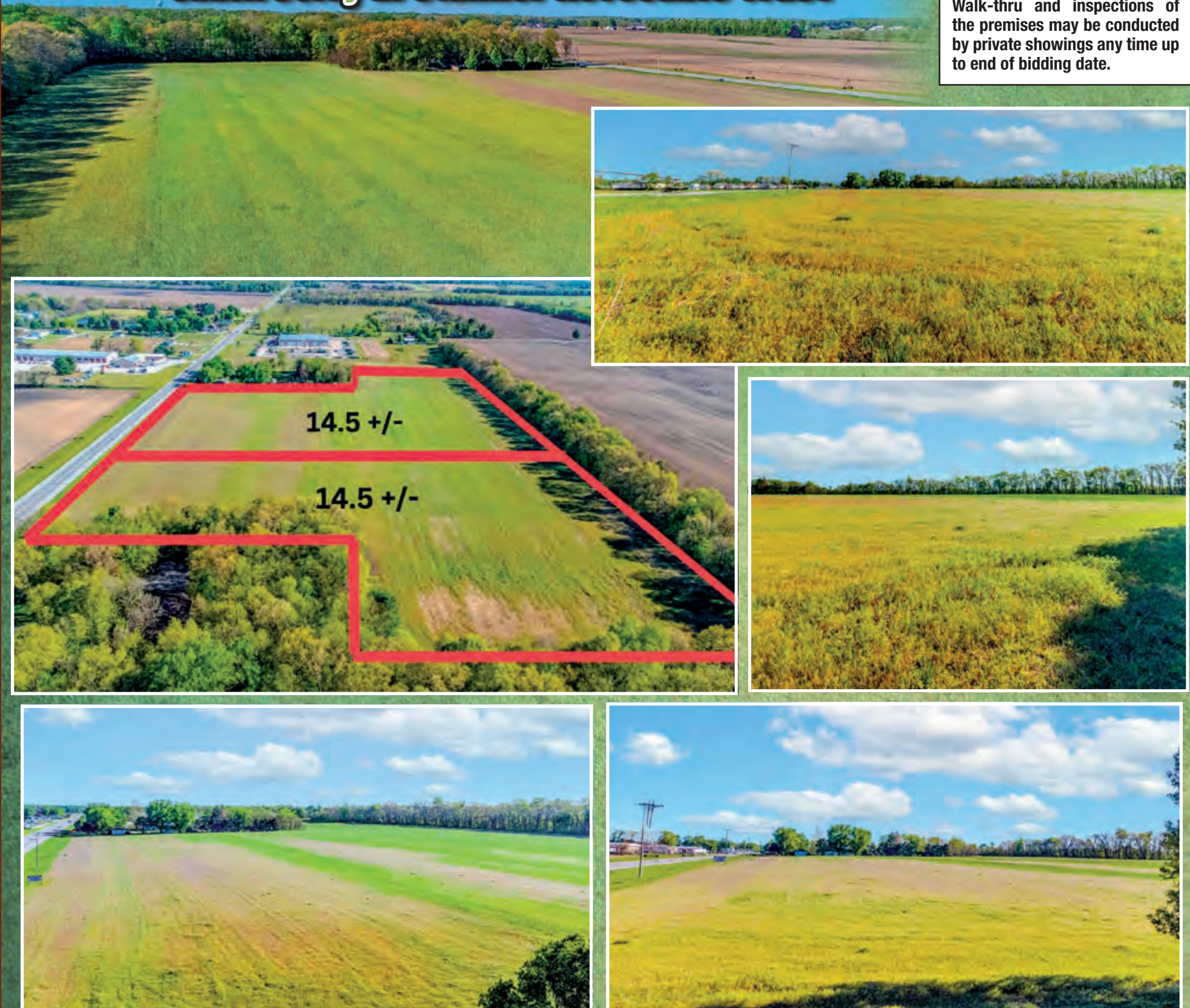
Owner: Jerry L. Stanner Revocable Trust

Address:
N. State Road 9
LaGrange, IN
46761

Directions:
From downtown
LaGrange, north to
property on St. Rd. 9
approximately 2.6
miles, east side of
road. Watch for
auction signs!

Real Estate Inspections

Walk-thru and inspections of the premises may be conducted by private showings any time up to end of bidding date.



Tract 1: 14.5 +/- flat tillable acres zoned B-3

Tract 2: 14.5 +/- flat tillable acres zoned B-3

REMARKS: 29.02 acres selling 2 tracts of prime State Road frontage land. Zoned B-3 and ready for any of your new business ventures including but not limited to Car Washes, Convenience Stores, Big Box Stores and Restaurants, Hospitals, Hotels, Professional Offices, Retail Services and Shopping Centers. The potential is incredible! 3 phase electric and high speed fiber internet available at location along with city water and natural gas.

TERMS: \$5,000 down, non-refundable, due upon acceptance of purchase agreement. Closing to be within approximately 45 days after conclusion of auction with immediate possession. All taxes are prorated and are approximately \$330.28/yr. Sellers have the right to accept or reject any and all bids submitted. Any announcements made day of sale to take precedence over printed material

Agency: Grogg-Martin Auctioneers & Realty and staff members are exclusive agents of the seller.

DISCLAIMER: Prospective bidders are responsible for making their own inspections of the property with regards to condition, environmental, zoning, permits, and any and all other inspections and approvals as may be necessary. All sizes, dimensions, and taxes are approximate. All zoning, water, sewer, and utilities to be verified by potential bidder.

Grogg-Martin will be accepting phone bids until Thursday, June 18th beginning at 6:00pm.

To place a bid, please contact Grogg-Martin Auctioneers & Realty at 260-350-7331 or visit www.groggmartin.com to BID NOW via HiBid.

Any online registered bidder must be preapproved through auction firm prior to bidding.



Mike Patka AU10500042
260-350-8603
Shipshewana, IN

Ken Martin
260-350-7331
LaGrange, IN

Lamar Bontrager AU11100084
260-350-1932 • Wolcottville, IN

"We Sell The Earth and Everything On It!"

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www.groggmartin.com
for all information and pictures