

**REAL ESTATE SALE/AUCTION
NOTICE OF SALE OF COUNTY-OWNED PROPERTY**

The Board of Commissioners (the “Board”) of the County of LaGrange (the “County”) hereby gives notice of its intention to sell certain real estate located in LaGrange County, State of Indiana, owned by said County, in accordance with I.C. §36-1-11-4. Said real estate is more particularly described as follows, to-wit:

Part of Lot 1 in Block 29 in the Original Plat of the County of LaGrange, more particularly described as follows: Commencing at the Northwest corner of Lot No. One (1) in Block No. Twenty-nine (29) in the Original Plat of the County of LaGrange and running thence South forty-four (44) feet; thence East twenty-two (22) feet; thence North forty-four (44) feet; thence West twenty-two (22) feet to the place of beginning.

(the “Real Estate”), and subject to all easements and visual encumbrances and encumbrances of record. The Real Estate is more commonly known as 107 W. Spring Street, LaGrange, Indiana 46761 and taxed as Parcel No. 44-07-19-300-001.031-002. The Real Estate is improved property.

No bid for less than Fifty Thousand and 00/100 Dollars (\$50,000.00), **cash at closing** (the “Minimum Bid”) shall be considered. A Bidder must bid on all of the Real Estate. No bid shall be subject to a financing condition. The Real Estate is being sold in “as is” condition with any inspections of the Real Estate being made prior to submission of a bid. Taxes, if any, shall be prorated to the date of closing. Transfer shall be by limited Corporate Deed, subject to all conditions, easements, limitations, restrictions, and covenants of record, and to all visible easements not of record. No survey of the Real Estate shall be provided. The County shall provide a title policy in the amount of any accepted bid from a title company of the Board’s choosing with standard title exceptions applying. The Board makes no representation or warranty as to any zoning designation or requirements or building use of the Real Estate and each Bidder assumes full responsibility and liability for zoning use and building use restrictions.

