

TERMS AND CONDITIONS

PROCEDURE: There will be open bidding. Bid increments are at the discretion of the auctioneer.
DOWN PAYMENT: 5% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be in the form of cash, cashier's check, personal check or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The real estate will be sold absolute

DEED: Seller shall provide a Personal Representatives deed.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place within 30 days after proof of merchantable title.

POSSESSION: at closing.

REAL ESTATE TAXES: Prorated to day of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: Survey costs shall be shared 50:50 between Buyer(s) and Sellers.

EASEMENTS: The sale of the property is subject to any and all easements of record.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure

and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.** Tract acreage has been estimated based on aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS.



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ABSOLUTE AUCTION REAL ESTATE & PERSONAL PROPERTY

NAPPANEE, INDIANA • ELKHART COUNTY

OCTOBER 2017						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

TWO STORY BRICK HOME ON LARGE FENCED LOT IN TOWN
 NAPPANEE, INDIANA • ELKHART COUNTY • WANEE COMMUNITY SCHOOLS



CAR • TRUCK
SEVERAL GUITARS
LAWN & GARDEN TOOLS
COLLECTIBLES & HOUSEHOLD

EVERYTHING SELLS REGARDLESS OF PRICE!

ABSOLUTE AUCTION REAL ESTATE & PERSONAL PROPERTY

REAL ESTATE - 10AM
 PERSONAL PROPERTY - 10:30AM

SATURDAY, OCTOBER 28

SCHRADER
 Real Estate and Auction Company, Inc.
GaryBaileyAuctions.com

ABSOLUTE AUCTION

NAPPANEE, INDIANA • ELKHART COUNTY

REAL ESTATE & PERSONAL PROPERTY

SATURDAY, OCTOBER 28



REAL ESTATE - 10:00 AM

PROPERTY LOCATION: 602 S Jackson Street, Nappanee, IN. From SR 19 on the south side of Nappanee turn east on Indiana Ave. 6 block to Jackson St. then north 1/2 block or From US 6 in Nappanee turn south on Jackson St. 1/3 mile to the property.

AUCTION LOCATION: On site

Two Story Brick home detached garage on a large lot. Home includes 2658 square of living space, large open family room. 4 bedrooms, 2 full baths, eat in kitchen, and living room with fireplace and covered back porch. Newer Lennox furnace / central air. Great fenced in area for family and pets.

Parcel ID 20-14-31-377-005.000-029 • All home information has been obtained from county records

INSPECTION DATES:
Sunday, Oct. 1st • 1:30-3PM
Monday, Oct. 2nd • 4:30-6PM
 For a private inspection
 call the Sale Manager.



PERSONAL PROPERTY - 10:30 AM

TRUCK • CAR: 1979 Ford Explorer Custom F150 Pickup Truck, Automatic, V8 Engine, AC, AM & FM Radio Fiberglass Topper, 110,200 Miles • 2004 Pontiac Grand Am Car, V-6, CD player/AM/FM Radio, One owner, Full tank of gas, 76,603 miles

GUITARS • AMPS • SPEAKERS • STEREO: Masterson (Nappanee) Indian 6 string electric guitar • Electric Wood guitar 6 string • Encore 6 string child's Acoustic guitar • Wood 6 string Acoustic guitar, no brand • Blueridge 6 string guitar with case • Electric wood guitar with case • Rival Hondo Electric 6 string guitar with case • Standard Masterson (Nappanee) 6 string Electric guitar • Hondo 2 Electric guitar with case • Masterson (Nappanee) Base guitar with case (Blue) • Music Man 210 AMP • Peavey Speaker (Large Electronics Model 413S) USA 4oms • Allegro Speakers • Sylvania Receiver • Sony Real to Real player

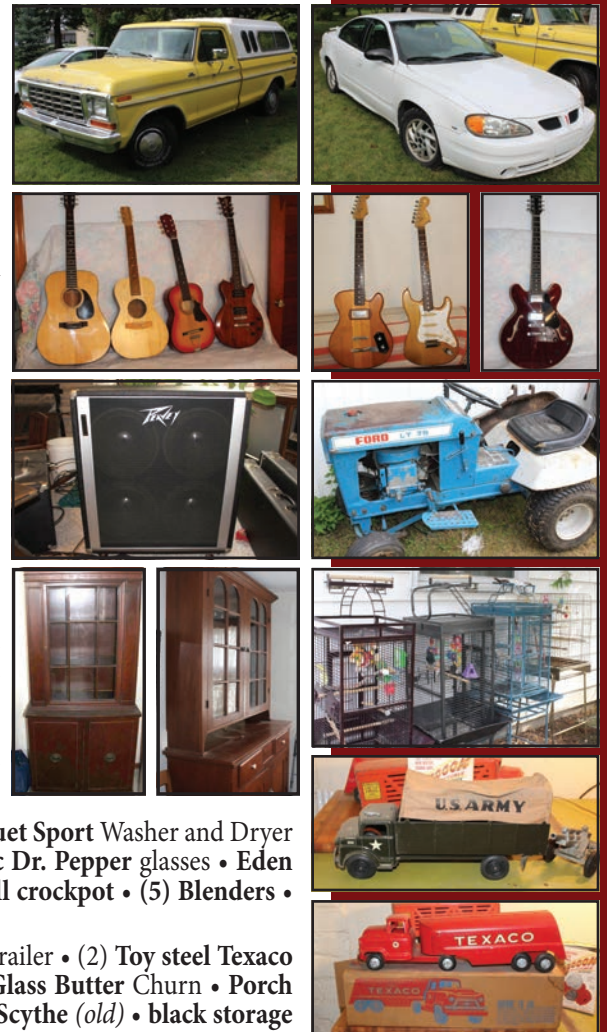
MOWERS • LAWN & GARDEN: Electric Start 12hp old riding mower • Craftsman LT 1000 16hp riding mower • Vector 5.5 hp mower • Husky 30 5hp gas gallon pull type sprayer • Ford LT75 garden tractor does not run • rakes, shovels and many other items

LADDERS • TOOLS: (2) Wood ladders • 26' Extension ladder • Miscellaneous Hand tools • 3/4" Drill • Sander • Jig Saw • Skill Saw 6 1/2" • Concrete Tools • Grease gun • Bucket pump • Gas cans • hand tools • and many other items

FURNITURE: Bible Table • Sofa • Desk • Wood stand cabinet • Night stand • Wood Dining room table & chairs • Wood kitchen table with 1 leaf and 4 wood chairs • Small China cabinet • Large Wood china cabinet • Dresser • Book shelf • Small drop leaf table • (2) Rocking chairs • Wood bed • 3-Drawer old dresser • Night stand • 13-Drawer wood dresser • 4-Drawer wood dressers • (2) old dressers • Bedroom Set w/ 6-Drawer wood dresser • Small utility cabinet • Several wood chairs • 8-Drawer wood dress with mirror • (2) Shoe benches • Small child desk • Wood Library Table • TV stand • Picnic Table with bench • Hanging light • 4 & 2-Drawer steel file cabinets • Recliner • other items

HOUSEHOLD • APPLIANCES: Whirlpool 21 cubic ft. Refrigerator • Whirlpool Duet Sport Washer and Dryer • Rainbow vacuum • Black and Decker coffee maker • Sharp microwave • Old plastic Dr. Pepper glasses • Eden Heater • Old TV'S • (2) Electrolux Vacuum • Roaster • Large Pressure cooker • Small crockpot • (5) Blenders • Misc. Linens • Pots • Pans • Dishes • Silverware

COLLECTIBLES • ANTIQUES: Toy Cowboy and Indians • Steel toy tractor and trailer • (2) Toy steel Texaco fire trucks • Toy Tractor • Jet Liner metal peddle car • U.S. Army metal toy truck • Glass Butter Churn • Porch Swing • Advertising sign Buddy Distributors • Toys and games • Toy Rocking Horse • Scythe (old) • black storage trunk • Glass Vases (orange and blue) • Large Crock #5 Acorn Ware • Cast Iron skillet (2 Wagner, 1 Vioto) • Lamps • Fans • Mirrors • Antique baby bed • Large Bird cages • Knick Knacks • cups & glasses, etc • (8) Kerosene lamps • Small crocks • Old fire (2) Wash boards • 4-box • Crochet Set • Misc. Lumber • Books • 8 Tracks • Miscellaneous glassware (white, blue, pink, etc.) • Figurines • Cameras (1 Browning) • Videos • Old suitcases • Antique painted chest • Wood Linen Chest • Wood Hope chest • Antique wood high chair • Milk Can • Royal Crown Thermometer • (14) Older fishing poles • Arrows • and many other items



OWNER:
 The Robert R. Hall Estate
SALE MANAGER:
 Gary Bailey
 800-659-9759

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