

TERMS AND CONDITIONS

PROCEDURE: The property will be offered as a whole with bid increments at the discretion of the auctioneer.

DOWN PAYMENT: \$2,500 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 final bid price is subject to the Sellers acceptance or rejection and bank approval.

DEED: Seller shall provide a Warranty deed. **EVIDENCE OF TITLE:** Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place 30 days after proof of merchantable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing.

REAL ESTATE TAXES: Prorated to the day of closing.

SURVEY: The property will be conveyed with a revised legal description. All survey work if needed will be performed at no cost to Buyer.

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. 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, inquiries, 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 MADE.



950 N. Liberty Dr.,
Columbia City, IN 46725

800-451-2709 / 260-244-7606

Auction Managers:

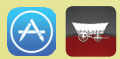
Ritter Cox – 260-609-3306

Phil Wolfe – 260-248-1191

OCTOBER 2016

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					

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800-451-2709



Real Estate & Personal Property

AUCTION

Thursday, October 27th

Personal Property - 3:30pm, Real Estate - 5:30pm

Real Estate & Personal Property

AUCTION

- 1,189 sq ft. home
- 3 bedrooms, 1/2 basement
- Central Air
- 2 car garage
- **Personal Property Includes:**
 - Antiques & collectibles, household furniture, lawn & garden equipment, shop equipment, and more!

Thursday, October 27th

Personal Property - 3:30pm, Real Estate - 5:30pm

40 Orchard Lane, Huntington, IN 46750



Real Estate & Personal Property

AUCTION

Thursday, October 27th

Personal Property - 3:30pm, Real Estate - 5:30pm

Inspection Dates:

Sunday, Oct. 2 - 1 PM to 3 PM

Sunday, Oct. 16 - 1 PM to 3 PM

Day of sale - 11 AM

Personal Property:

Antiques & Collectibles:

• 15 + Wall/ Mantle Clocks (Sessions, Regulator, New Haven, Seth Thomas, Hitzfield & German Cuckoo Clocks • Chicago Blackhawks Clock • Anvil • Kitchen Scale • Trivets • Pickle Jar • Milk Can • Granite Ware • Galvanized Tubs • Cole Bucket • Match Collection • Log Roller • Music Stand • Old Bottles • Costume Jewelry • Buck Saw • Clarinet • Ball Jars • Copperware • Cut/Pressed Glassware • Misc Items • Texaco Stilts

Household Furniture, Appliances & Misc:

• Maytag Plus Refrigerator • White Westinghouse Washing Machine • Kenmore Elite Dryer • Sentry Floor Safe • Panasonic Microwave • Recliner • (3) Pc Bedroom Suite • Kitchen Table & Chairs • Eden Pure Heater • Lowrey Organ • Pressure Cooker • Blender • Office Chairs & Desk • Kitchenware • Punch Bowl Set • Large Assortment of Yarn • Lamps • Bookshelves • Quilt Rack • Pictures • Plant Stands • (2) New Wood Fireplace Mantels • File Cabinet • Records • Luggage • Sony Boom Box • Shark Steam Mop • (10) Stack Chairs

Lawn & Garden:

• Craftsman 42" Riding Mower • Honda F28 Tiller • (new) Craftsman 6.75HP Push Mower • Yardman & Jacobson Push Mowers • Echo GT-2000 Weedeater • Toro S-200 Snowblower • True Value 22" Snowblower • Craftsman Electric Weedeater • McCulloch 320 Chainsaw • B&D Electric Hedge Trimmers • K-Grow 1.6HP Tiller • Hand Sprayers • Wheel Barrow • Rakes, Shovels, Pruners • Coleman Lantern • Lawn Chairs • Bird Feeders • Garden Tools • Treasure Sensor 4000 Metal Detector • Machette • Solar Lights • Mickey Mouse Boots • Waders • Cement Tools • 2 Wheeled Cart • Fishing Supplies • Gas Cans • Propane Tanks • Horse Shoe Set • Yard Jarts • (2) Open Road Bicycles • Wood Patio Set • Shuffle Board Set • Storage Cabinets • Scott Seeder • B&D Landscape Edger • (3) Aluminum Ladders • (2) set of Car Ramps • Bottle Jacks • (6) Rolls of Insulation • Organizers • Electrical Cord

Shop Equipment:

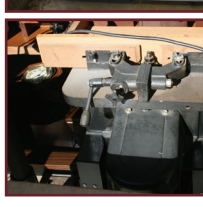
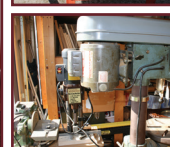
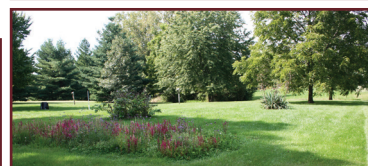
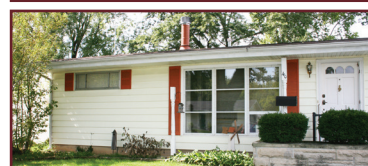
- Craftsman: 2 Stack Toolbox • 16" Scroll Saw • Router & Guide
- Professional Wood Working Equipment: (new) Mortising Machine • Wood Jointer/Shaper & Tooling • 16 PC Forstner Bit Set • 35 PC Router Bit Set • Dayton Floor Model Drill Press
• Niagara N.O. 3A Bar Folder/Break Press • Hirsch Router Table with Router • Central Machinery MOD. 929 Belt/Disc Sander • Sawzall Dremel Tool MOD 800 (new in box) • Socket Sets • Shop Vac • Shop Lights • (2) new Chalet Series Vent Free Gas Heaters • new Majestic Gas Logs • Ben Franklin Stove (very last stove made from Majestic Manf., Huntington, IN) • Pot Belly Stove • 10" Car Polisher • Coast to Coast Toolbox

Location:

On Northwest side of Huntington, IN at Intersection US 24 & Flaxmill St., travel east on Flaxmill approx. ½ mile to Orchard Lane turn south (right) then turn on 1st Street west (right) to property address 40 Orchard Lane, Huntington, IN 46750

Real Estate:

Approx. 1189 sq. ft. ranch home, very quaint. Home includes 3 bedrooms, 1 ½ baths, kitchen, living room, ½ basement, also central air. Home also includes 12'x29' car port. The property has detached 24'x28' 2-car garage building. Lot is large w/lots of room to the back of the property for garden or recreation. Great starter home or investigate for income potential.



Call or Visit our Website for brochure & more pictures!

Seller: Mark & Cindy Foust
The Estate of John E. Deemer

Auction Managers:
Ritter Cox: 260-609-3306
Phil Wolfe: 260-248-1191

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Real Estate and Auction Company, Inc.

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