

REAL ESTATE TERMS:

PROCEDURE: The property will be offered at oral auction. There will be open bidding during the auction, until the close of the auction as determined by the auctioneer.

DOWN PAYMENT: \$10,000 down payment on the day of auction. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. The final bid price is subject to the Sellers' acceptance or rejection.

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

DEED: Seller shall provide a General warranty deed

CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction.

POSSESSION: Possession is the day of closing, immediately following the closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.

LOT SIZE: All dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions, county records, and/or aerial photos.

SURVEY: A new perimeter survey will be completed only if necessary for closing. The seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in

this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents 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.**

PERSONAL PROPERTY TERMS: 13% Buyer's Premium. Visit the website for a complete list of terms on the personal property auction.

Online Only Personal Property Auction

Lots Begin Closing: Sunday, September 20 • 6pm

Live Onsite Real Estate Auction

Wednesday, October 7 • 6pm | 5.214± Acres



Schrader Real Estate & Auction of Fort Wayne, LLC

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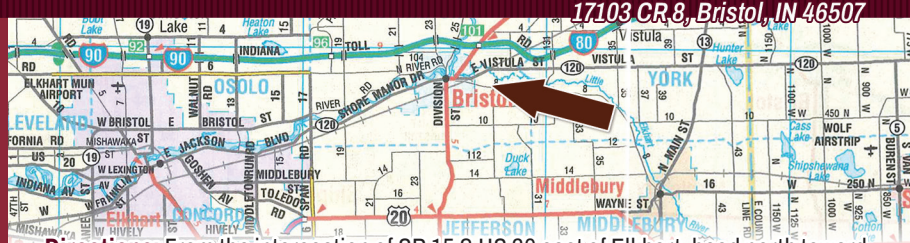
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ONLINE BIDDING AVAILABLE

260.749.0445 • 866.340.0445

www.SchraderFortWayne.com • www.SchraderAuction.com



Directions: From the intersection of SR 15 & US 20 east of Elkhart, head north toward Bristol. Head east on CR 8 to 17103 CR 8. Property will be on the left. Look for signs.

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- Vehicles & Tractors • Collectibles • Fine Art & Signed Paintings
- Firearm/Hunting Related Items • Shop Tools & Equipment • Jewelry
- Furniture & Household • Outdoor, Garden & Patio • Misc.



- 2,200 Sq. Ft. Home • 3 Bedroom • 2 Bathroom • 18x36' Inground Pool
- Pool Shed • Horse Barn/Shop



17103 CR 8, Bristol, IN 46507



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PREVIEW: Thu, 9/17 • 4-6pm LOADOUT: Tue, 9/22 • 10am-5:30pm



VEHICLES & TRACTORS: • 1978 Corvette Silver Anniversary Edition, plus original engine, wheels, & parts • 2015 Ford Fusion • 2007 Hummer H3 • 1950 Farmall C, 1956 Farmall 400, 1950 Farmall H • McCormick Deering Genius No. 8 restored plow • Corvette models, signs, & shop decor collection **HORSE COLLECTIBLES & EQUESTRIAN DECOR:** • (17) & (13) piece vintage 1950s Bone China mini horse figure sets • Breyer Freedom Series horses • Wil-lits carousel horse music boxes • (4) Marcia Baldwin horse canvas wall art • Circle Y horse saddle & tack **TIFFANY STYLE & ART GLASS LAMPS:** • Dragonfly, Hummingbird, Grape Vine, & Floral lampshade table lamps • Vintage Coca Cola stained glass lamp – works • Vintage stained glass rose lamp **FINE ART & SIGNED PAINTINGS:** • Signed S. Malone Doberman, hunting dog, &

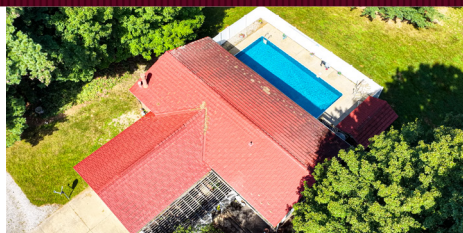
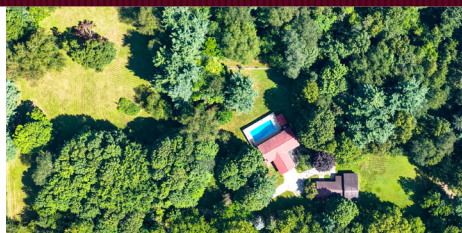
nature paintings • C. Martino signed hawk painting • Susie Morton prints & plates • (3) Oil paintings **FIRE-ARM/HUNTING RELATED ITEMS:** • (3) Gun cases • MEC Grabber shotshell reloading press w/shells • Tri-Tronics electronic hunting dog collar • Buckets & shelf of reload shotgun ammo **SHOP TOOLS & EQUIPMENT:** • Miller Millermatic 180 welder w/cart • Shannon 60 gal cast iron air compressor • Pro-Tech 16-speed drill press • Arcan 4000lb mobile crane • Craftsman socket & wrench sets **COSTUME & FINE JEWELRY:** • .925 sterling silver rings & necklaces • Vintage 12k gold filled earrings • Large assortment of costume jewelry • Native American style claw & bead necklaces **DOLLS & FIGURINES:** • (11) Porcelain & plastic doll collection • "Adrienne" numbered & signed doll • Two huge lots of Ty Beanie Babies **CHRIST-**

MAS & HOLIDAY DECOR: • Basement closet full of holiday decor • Noma Dickensville Christmas village • Vintage ceramic Christmas tree **FURNITURE:** • Solid wood glass showcase coffee table • King size bed w/frame, bedding, & mattress • Vintage lion wooden cabinet • Glass dining room table w/chairs **KITCHENWARE & HOUSEWARES:** • Samsung stainless refrigerator freezer • Holmes & Edwards inlaid silverplate flatware set • (2) Vintage Singer sewing machines • Mid-century Platonite & carnival glass **OUTDOOR, GARDEN & PATIO:** • Rectangle patio set w/ 4 chairs & umbrella • Large concrete mermaid bird bath • Large lot of fishing poles & golf equipment **MEDIA & MISC. COLLECTIBLES:** • CDs, cassette tapes, & DVDs • Vintage 1950-60s racing trophies • Notre Dame & Purdue sports memorabilia

Live Onsite Real Estate Auction

Wednesday, October 7 • 6pm | 5.214± Acres

17103 CR 8, Bristol, IN 46507



REAL ESTATE PREVIEW DATES: Tue, 9/29 • 5-7pm & Sat, 10/3 • 2-4pm

- Bedrooms & bathrooms: 3 Bedrooms w/2 full bathrooms
- Living Room: Open living room area connected to kitchen, built in fireplace.
- Heating & Air: This home features gas forced air heat & central air.
- Aluminum Roof
- Vaulted Ceilings
- Fencing around the entire property
- Nice pasture
- 2 car attached garage
- 18x 36' Inground Pool w/cover & pool house
- Nice barn w/5 stalls, grain/tack room & nice garage/ workshop area.
- Prime location: Located just east of Bristol conveniently located on CR 8.

- Property taxes: \$831
- School district: Elkhart Community Schools
- HOA dues: NA
- Room dimensions:
- BR 1: 12'x12'
- BR 2: 12'x12'
- Kitchen: 11'x15'
- Living Room: 15'x10'/ 16'x23'
- Breakfast Room: 23'x12'
- Workshop: 23'x 12'
- Master BR: 13'x21'
- Barn Dimensions:
- Shop: 18'x18'
- Part 1: 18'x18'
- Part 2: 29'x18'



OWNER: Diane Swinehart **AUCTION MANAGER:** Jensen Jeffrey • 260.273.5931



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ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com.
You must be registered One Week in Advance of the Auction to bid online.
For online bidding information, call Schrader Auction Co. - 800-451-2709.