

AUCTION

October 16, 2010

Real Estate 10 AM
Personal Property to Follow

Located at 192 S. State Rd. 14, Akron, IN



PERSONAL PROPERTY LISTING:

VEHICLES : 1993 GMC 4 door; 1968 Ford camper special; 1947 Willys 4x4.

PONTOON - SHED - GUNS - SPORTING GOODS

Pontoon; 8'x10' shed; Colt Mfg. .44 cal. (Hartford, Conn. Engaged May 16, 1843); black powder hand gun; Knight .50 cal. b.p.; Pardner .12 ga.; Eastern Arms 16 ga.; J. Stevens Arms Co. (Mfg. Chicago, IL) .12 ga. (Patent 1913); Mossberg .12 ga. w/select a choke; J. Stevens Arms Co. Md. 954 .22.; Winchester Model 121 .22 SL or LR; Marlin Firearms Md. 80-DL .22 cal. w/scope; gun cabinet; Puma Locksley 62" bow; fishing & hunting equipment; large goose & duck decoys; duck calls; several hunting knives; men's 10 speed bike; Igloo dog house.

LAWNMOWER - SNOWBLOWER - TILLER - SHOP TOOLS

Craftsman lawnmower; snowblower; roto-tiller; air compressor; Commercial insulation blower; Wards 10" radial saw; table saw; B&D grinder; Sears variable amp welder; welder helmets; cordless screw guns; shop tables; wood stove; truckbed tool boxes; steel wheel cart; Reece 5000# towbar; tires; electric wet wheel; Sears 50,000 BTU heater; portable heater; window AC's; aluminum forklift tanks; shop lights; hand tools; fence stretchers; wheelbarrow; shovels; 55 gal. drums; aluminum ladder; gas cans.

HOUSEHOLD GOODS - ANTIQUES & COLLECTIBLES

Waterfall dresser w/mirror; roll-top desk; Sauder's wardrobe; chest of drawers; chest type freezer; Whirlpool dryer; sofa; desk; chairs; phone bench; TV's; LP stove; small 120V refrigerator; sewing machine in cabinet; shelves; lamps; metal wardrobe; metal racks; Char Broil 26" grill; gas grill; smoker; gas fireplace; Cordley drinking fountain; aluminum glider; lawn chairs; computer monitor & keyboards; suitcases; 8 track player & tapes; cassette tapes; umbrella clothes dryer; dishes; Tupperware; canning jars; rolls of fabric; Fisher Price kitchen; Barbie doll closet; mobile cart; oxygen machine; wheelchair; **ANTIQUES & COLLECTIBLES:** Pepsi machine (bottles); Coppes cabinet; wardrobe; Pinball machines; windup mantle clock; rocking chair; mirror; shadow box; Collectible dolls in boxes; toy metal trucks; crocks; set of Blue Willow dishes; salt & pepper shakers; Avon bottles; Christmas decor; costume jewelry; several knives; army cot.

Mark Metzger
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HOME DETAILS:

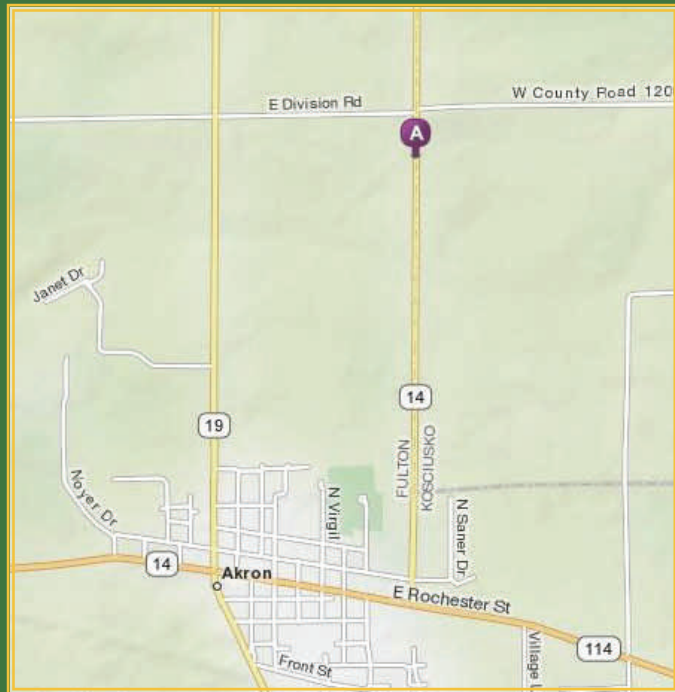
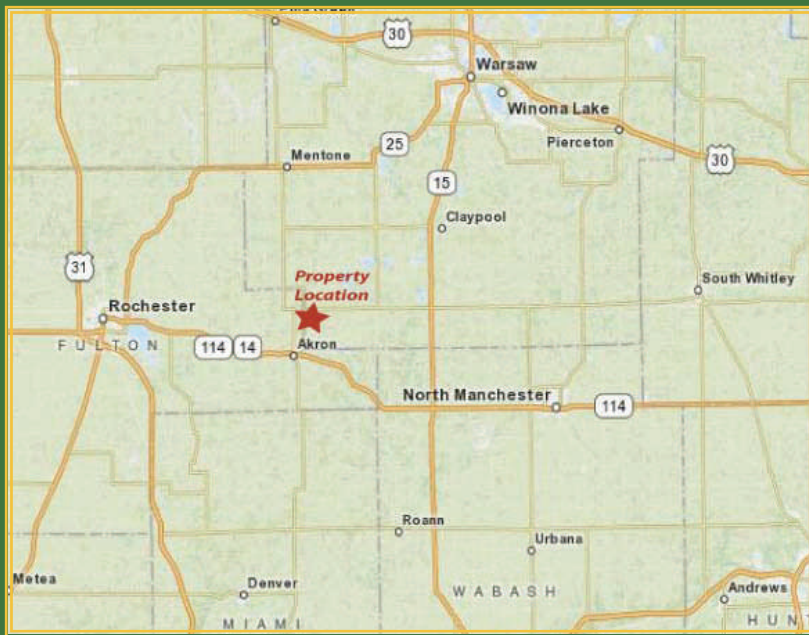
- 1 Bedroom
- Living Room
- Kitchen
- Bath
- Porch
- Full Basement
- 1 Car Attached Garage
- (2) Storage Buildings

PROPERTY INFORMATION:

Location: 192 S. State Road 14, Akron, IN
School District: Tippecanoe Valley Schools
Topography: Level

OPEN HOUSES: Oct. 7 from 5-7 PM & Oct. 10 from 2-4 PM

Auctioneer: Mark Metzger
IN Auct. Lic. #AU01015313



Owner: Katherine Ihnen

Terms & Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on October 16, 2010, 10 AM at the property. This property will be offered as one total unit. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer(s) and the Seller. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Mark Metzger 260-982-8064 at least two days prior to the sale.

ACREAGE: The acreages listed in this brochure are estimates taken from the county assessor's records and/or aerial photos.

SURVEY: The Seller reserves the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, a survey will be completed, the cost of which will be shared 50/50 by the Seller and the Buyer. The Seller will choose the type of survey to be completed and warrants that it will be sufficient to provide an owner's title insurance policy for the tract. If a survey is completed, the purchase price for the surveyed tract will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction bid price for the tract, divided by the tract acreage estimated in the auction brochure.

DOWN PAYMENT: \$1,000 down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check. **YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BIDS: The Seller reserves the right to accept or reject any and all bids. The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

DEED: The Seller will provide a General Warranty Deed at closing.

EVIDENCE OF TITLE: The Seller will provide an Owner's Title Insurance Policy to the Buyer. The Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement is null and void prior to the closing, and the Broker will return the Buyer's earnest money.

EASEMENTS: The sale of this property is subject to all easements of record.

CLOSING: The closing shall be on or about November 15, 2010. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession at closing.

REAL ESTATE TAXES: Real estate taxes for 2009 due and payable in 2010 were \$437.26. The Seller will pay the 2009 real estate taxes due 2010. The 2010 taxes, due in 2011 will be prorated to the day of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Seller disclaims any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Seller.

AGENCY: Halderman Real Estate Services, Mark Metzger Auctioneer and their representatives, are exclusive agents of the Seller.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Seller or HRES. All sketches and dimensions in this brochure are approximate. **ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE.** 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 HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyer accepts the property "AS IS," and Buyer assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Seller or HRES be liable for any consequential damages. Conduction of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Seller and HRES 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 HRES and/or the auctioneer are final.