

TERMS AND CONDITIONS

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

DOWN PAYMENT: \$10,000 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 an Executor's 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: Any need for a new survey shall be determined solely by the Seller. Seller and 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 and sufficient for providing title insurance.

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 a 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

Real Estate & Personal Property

Auction

Saturday, November 19th

November 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			

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Real Estate & Personal Property

Auction

Saturday, November 19th



• Home includes spacious living room, dining area, 3 bedrooms/2 baths, and basement, all on 3.86± acres.

Personal Property Includes:

• Arcade Games/Juke Box • Firearms, Ammo, and Gunsafe • Tractors, ATV, & Motorcycle • Shop & Lawn Equip.

Personal Property: 10am • Real Estate: 12:00pm
1815 W, 500 N Columbia City, IN 46725 • Auction on site



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Real Estate & Personal Property

Auction

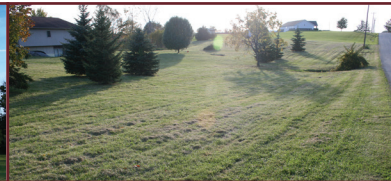
Saturday, November 19th - Personal Property: 10am • Real Estate: 12pm

Location:

Address: 1815 W 500 N Columbia City, IN 46725. From the intersection of US 30 & SR 109, take SR 109 North, approx. 3 miles to N. Etna Road. Turn NW (left), go approx. 4 miles, then turn East (right) onto 500 N. Property located on right side of the road.

Real Estate:

Home is located on 3.86± acres. Home includes a spacious living room and dining area w/ 3 bedrooms & 2 baths upstairs. Basement is unfinished w/ kitchen, 2 baths and possibility of 3-4 bedrooms, office, living area, or laundry room. Home is equipped with a geo link geo thermal water furnace 5 series system. Also includes an attached 30'x32' garage. Be prepared to buy, spacious home w/ multiple possibilities, with a large yard and pond for 4-H or other activities.



Personal Property:

Arcade Games/Juke Box

- **Coin Op Floor Model** Arcade Games including: Tempest, Donkey Kong, Asteroids & Space Furry
- **Wurlitzer Stereophonic** Juke Box
- **1996 Triple Diamond** Slot Machine

Firearms/Ammo/Gun Safe

- **Ruger (new) Bearcat** .22 CAL Revolver S/N 93-17889
- **Norinco Mak-90** Sporter 7.62 X 39MM Rifle
- **Stevens MOD 954** .22 LR Rifle w/ scope S/N L276387
- **Marlin MOD 512 Slugmaster** 12GA Shotgun S/N 51202155
- **Benjamin Franklin** .22 CAL Pump/Air Rifle S/N H112529
- **Jukar Spain** Muzzle Loader
- **Daisy MOD 98** BB Gun
- **Freedom MOD Lt-23** Gun Safe by Liberty
- **Large Quantity of .22 LR** including Federal, Varmint, PNC Zapper, Remington Express
- **Winchester 12GA** Value Pack, Remington 30-30, Winchester 20GA.

Tractors/ATV/Motorcycle

- **JD 850 Tractor** w/Cab - 1,095 hrs
- **Kubota BX 2200 4WD** w/LA211 Front End Loader Bucket - 1,360 hrs
- **2 Allis Chalmers (Parts)** Tractors
- **2 Bottom Plow**
- **3PT Grader Box**
- **Yamaha Moto 4** ATV
- **1977 Kawasaki KZ 200** Motorcycle
- **Mini Bike**
- **Electric E-Scooter**

(2) Moped (parts) • Childs Corvette

- **Sears Ted Williams 7HP** Boat motor

Classic Trucks/Car

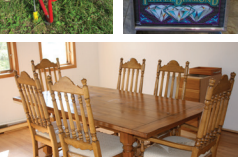
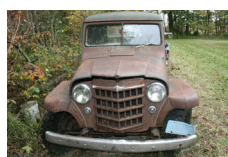
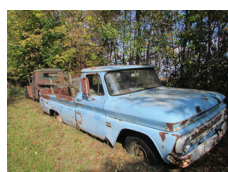
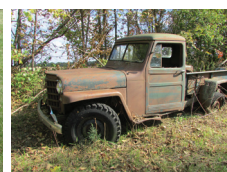
- **1923 International** Model S Speed Truck
- **1952 Willy's** Overland Special Jeep
- **1960 Chevy** C10 Pickup Truck
- **Dodge Ram (DOD)** Model C3 Stockbed Truck
- **1960 Chevy** Corvair S/N 00789W212667

Shop/Lawn Equipment & Misc

- **Delta Table Top** Drill Press
- **Craftsman 16"** Scroll Saw
- **Rotary Mower**
- **6' Blizzard 3pt** Snow Blower
- **4.5' Stainless** Workstation
- **Excel Air** Compressor
- **Welder**
- **Generac 2000** PSI Pressure Washer
- **Coleman Lantern**
- **Coinmaster Metal Detector**
- **Uniflame Gas Grill**
- **Cast Iron Wood Burner**
- **(3) Shop Vacs**
- **Yard Tools**
- **Weedeaters**
- **Park Bench**
- **CB Radios**

Antiques/Household Misc

- **Round Oak #18** P.D. Beckwith, Dowagiac, MI, Wood Stove
- **Ice Box**
- **Seyferts Pretzel Jar**
- **Whiskey Barrel**
- **Schwinn Bicycle**
- **Crocks**
- **Mantle Clock**
- **Gas Light**
- **Broyhill Dining Room Table & Chairs**
- **3PC Bedroom Suite**
- **Bar Stools**
- **End Tables**
- **Stereo Equipment**
- **Appliances**
- **GE Washer & Profile Dryer**



Call or Visit our Website for brochure & more pictures!

**Seller: Larry
Livengood Estate**

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