

# Real Estate & Personal Property

Nancy L. Hoskins Revocable Trust

# AUCTION

Saturday, August 17, 2019 at 10:00 AM (IN Time)

HOUSE, CAR & MOWERS WILL SELL AT NOON.  
WE WILL BE RUNNING 2 RINGS.

Auction Held Onsite at:

203 N. Vine St. - Wingate, IN 47994

The home and property are shown  
by appointment only. Call 765-294-0377 or  
765-585-0116 to set up an appointment.



Nice oak 5 drawer chest  
Maple full size pineapple bed  
Kenmore sewing machine  
3 oak side tables and coffee table  
Bedroom chair  
Standing sewing basket  
Kloster silk spool cabinet  
Singer sewing machine  
Uphstered day bed  
Full size metal bed  
Round side table  
Painted 4 drawer chest  
Curved top dressing table w/mirror  
3 oak childrens chairs  
Oak table desk  
4 pc french provincial queen br suite  
4 pc queen br suite  
Floral couch  
2 mauve swivel rockers  
Lift chair  
Book shelf  
3 side tables  
Glass door cabinet  
Flat screen tv  
Small rounded top book shelf  
Drop leaf table  
Stereo set w/lots of tapes  
Bassett dining rm table-3 lfs, chairs & buffet  
2 curved glass front curio cabinets  
Oak drop leaf table w/4 chairs

Oak plant stand  
4 t back chairs  
Painted table & chairs  
Maple table & 4 chairs  
Old white kitchen cabinet  
Lg. Wooden box  
2 large cabinets  
Quilt racks  
Standing jewelry box  
Card table & chairs  
Lots of baskets, several Longaberger  
Many collectors plates  
Some shawnee pottery  
Few odd pieces of marshal studio  
Lots of green westmorland  
Knick knacks  
Pictures  
Colored spackle glass  
Vases, pitchers & cruets  
Wicker doll cradle (minature)  
Wooden doll cradle  
Red wagon  
Step stool  
Wooden serving trays,  
2 longaberger hampers (1 lg., 1 small)  
Microwave  
Lg. Toaster oven  
Upright freezer  
Several sm. Kitchen appliances & utensils  
Silverware

Dishes  
Pots & pans  
Lots of towels, linens, tablecloths, doilies  
Pair of green retro lamps  
Pair of sm. Brown retro lamps  
Pair of cranberry hurricane lamps  
Table lamps  
Sweepers  
Bissell hand held sweeper  
Fans  
Heaters  
Many paper back books  
Set of world books  
Set of romance treasury book  
Christmas items  
Saw horses  
Rolling cart/toolbox  
Lawn chairs  
Grill  
Lawn ornaments  
Ladders  
Shop vac  
Blower  
Lots of convalescent items  
LawnBoy push mower  
Toro Zero Turn Mower, Time Cutter SS 3200, 16 hp,  
clean  
2011 Buick Lucerne CXL, 4 door, 1 owner, 63k miles,  
white w/grey leather interior, very nice car, VIN  
1G4HJ5EM6BU143955



Cute 1.5 story home with 2 bedrooms and 1 bath on a nice size lot. Beautiful built-in cabinet in the dining room, and an electric fireplace in the living room. Enclosed front porch perfect for your morning coffee. The basement houses the mechanical systems and offers plenty of storage space. Laundry room is located on the main floor for easy access. Upstairs you will find a great game room/office space and what could be a third bedroom. Outside you will find an attached carport, storage shed and a back patio great for entertaining. Home is selling "as is" and please feel free to call for an appointment to view the house. Any and all inspections and appraisals will be at the Buyer's expense.

Parcel #s 54-04-14-333-023.000-012  
54-04-14-333-020.001-012

Two Lots - Over 1/2 Acre!  
Property Taxes - \$117.00 per year



## AUCTION TERMS

CONDITIONS: This sale is subject to all easements, covenants, restriction of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold is "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the seller or this Auction Company.

POSSESSION: At closing.

EARNEST MONEY: A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check or company check. All funds will be deposited and held by Allen Auction Company in their trust account.

CONTRACT & TITLE: Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit with the auction company the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of such title insurance will that of the Seller's, while any escrow closing services will be shared by the Seller and the Buyer. Sale is NOT contingent upon the Buyers financing.

SURVEY: No survey will be provided.

APPROVAL OF BIDS: Final sale is subject to the Seller's approval or rejection.

TAXES: Taxes will be prorated to the day of closing.

CLOSING: Closing will be held on or before October 1, 2019. The balance of the purchase price will be payable by wire transfer.

AGENCY: Allen Agency Service and its representatives are acting as Agents of the Seller.

ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable, but neither Allen Auction Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made on auction day by Allen Auction Company will take precedence over any previously printed materials or oral statements. Allen Auction Company and the Seller reserve the right to preclude any person from bidding if there are any questions as to the person's credentials or fitness to bid.

## AUCTIONEER NOTE:

Nancy lived in Wingate for many years & collected a variety of things. A very clean auction with something for everyone - plan to spend the day with us!

Allen Auction & Real Estate

765-585-0116

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