

FISHER ESTATE AUCTION

To Settle the Denise Fisher Estate We Will Be Selling Approximately 10 Acres in Two Parcels with 40x60 Newer Pole Building, Cabin. Tractor, Large Quantity of Collectibles and Household On:

WEDNESDAY, MAY 24, 2023, REAL ESTATE 10:00AM est

(Personal Property 11:00AM est) at 21812 STATE LINE RD, BRISTOL, IN

Located just west of CR 17. Watch for signs.



Parcel 1 - Approx 5 Acres -
2017 Cabin



Parcel 1 - Approx 5 Acres
40 x 60 2018 Pole Building



Parcel 2 - 21778 State Line
Approx 5 Acres-Partially Wooded

REAL ESTATE INSPECTION DATES: THURSDAY MAY 11TH AND WEDNESDAY MAY 17TH 5-6PM AND SUNDAY MAY 21 12-2PM. .

PARCEL 1 - 21812 STATE LINE, BRISTOL, IN. Parcel No.: 20-03-07-300-002-000-030. This Parcel Is 200 Feet Frontage by Approximately 1070 Feet Deep or Approximately 5 Acres. Annual Taxes \$2551.88 with Exemptions. The Improvements Are Located at the South End of the Property with the Remaining Portion Fenced Pasture. Improvements Include:

- * 2018 40ft by 60ft Pole Building with 12ft Walls, Two 10ft Overhead Doors, Interior Metal Finish, Concrete Floor, Heated, Electric and 60ft x 8ft Porch.
- * 2017 Eash Log Style Cabin 15ft by 38ft Cabin with 38ft X 6ft Porch. 1 Bedroom, 1 Bath, Loft, Kitchen and Living Area. This Cabin Has the Potential of Being Easily Moved to Another Location.
- * Barn Style 1 and One-half Story 1 Bedroom, 1 Bath Home, Needing Renovation.
- * 24ft by 32ft Pole Barn with Dirt Floor.
- * 45ft by 30ft Horse Barn Pole Building with Dirt Floor.
- * 9ft by 12ft and 6ft by 12ft Sheds.

PARCEL 2 - 21778 STATE LINE RD, BRISTOL, IN. Parcel No.: 20-03-07-300-003-030. This Parcel Is 200 Feet Frontage by Approximately 1070 Feet Deep or Approximately 5 Acres, No Improvements, Part Fenced Pasture and about One-third Wooded. Annual Taxes \$1402.44. Adjoins Parcel 1 to the East.

Parcel 3 - Includes Both Parcels 1 and 2 or Approximately 10 Acres.

Real Estate Terms: \$10,000 Cash or Certified Funds down Payment at Time of Auction per Parcel per Buyer with Balance Due on or Before June 16, 2023. Properties Sold in "As Is" Condition. Possession to Be Day of Closing.

EQUIPMENT AND TOOLS: New Holland Tractor TC23D; 14ft Enclosed Trailer; (2) Semi Storage Trailers; 15ft Flat Bed Tandem Trailer; Boat Trailer; Hitch Mount Cargo Carrier; Myers 6ft 3PT Brush Hog Mower; 3PT Rear Blade; Speedway Series Metal Brake; AgriFab Utility 10 Cart; Steel Yard Cart; Craftsman Drill Press; Metal Chop Saw; Bench Grinder; Honda EU2000i, Onan Homesite Power 6500 and Coleman PM800 Generators; Porter Cable Air Compressor; Portable Fuel Tank; Propane Heater; Vector Jumpstart System; Hand and Power Tools; (6) Chain Saws; Dollies; Ladders; Commercial Shelving Units; Baker and Numerous Scaffolding; Honda GCV Push Mower; Wheel Horse 308-8 Riding Mower; Numerous Tires, Some Mounted, Most in Good Condition and so Much More!

COLLECTIBLES: Guardian Service Cookware; Harker Pottery; Breyer Horses; Buddo The Happy-Time Horse; Very Large Collection of Milk Bottles, Cream Top Bottles and Apothecary Jars; Cream Separator; Milk Bottle Coin Banks with Lock; Baby Bottles; Pillsbury Dough Boy Collection; (2) Remler Scottie Dog Radios; Large QTY of Scottie Dog Collectibles; (2) Large Plaster Panthers; United 4 Horse and Carriage Mantel Clock; Horse Floor Ashtray; Anchor Brand Folding Washstand Bench Wringer with 2 Tubs; Large QTY Rolling Pins; Glassware; Crocks; Counter Top Toledo Scale; Cast Iron Cookware; Small Kitchen Appliances; Butter Churn; Collectible Toys; Schwinn Bicycle; Buttons; Candy Dispenser; (2) Lone Ranger Lunch Boxes; 45s and LPs; Kingfisher Brand Metal Sign; Lanterns; Old Trunks and Cedar Chests; Oak Twin Sleigh Bed; Bakers Racks; Numerous Potato Planters and Much Much More!

HOUSEHOLD AND MISC: Horse Saddles, Bridles, Halters, Harnesses, Reins and Stirrups; Fishing Equipment; New FDDL #DC150 Spinning Fishing Reels; Camping Equipment; Sharp XE-A106 Cash Register; Phillips Flat Screen TV; RCA Sound Bar; (2) Kenmore Refrigerators, Front Load Washer and Dryer and 5 Burner Gas Stove; Upright Freezer; Amana Apartment Gas Stove; Electric Stove; Side by Side Refrigerator with Dispenser; Pioneer VSX-305 Stereo Receiver and Linear Power Speaker System; Sony 5 CD Player and PR Speakers; Oak Dressers; Kneehole Desks; Curio and China Cabinets and More!

PERSONAL PROPERTY TERMS: Cash only on Tractor. Cash. Credit Cards with 3% Fee. **CHECK POLICY:** Prior Approved Local Checks only and check must be presented at time of registration. 1st Time check limit is \$200. Valid Government issued photo ID needed at time of registration. **NOTE: PROPERTY IS UNDER VIDEO AND CAMERA SURVEILLANCE.**



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