

ESTATE AUCTION

We will be selling the following Granger Real Estate at Public Auction, along with 2009 Z06 Corvette, Tools, Equipment, Collectibles and Household immediately following real estate on:

FRIDAY, NOVEMBER 3, 2023, 11AM

PERSONAL PROPERTY APPROXIMATELY 11:30 AM

AT: 52188 PINE DALE CT, GRANGER, IN 46530

South on Bittersweet Rd from St Rd 23 to Brick, west to Cheryl, South to Glenn Oak to Pine Dale. Watch for signs.

REAL ESTATE: Bi-Level Home of Approximately 2180 Square Feet. Built in 1975. Limestone and Vinyl Exterior. 3 Bedrooms, Living Room, Kitchen, Dining Room, 2 Full Baths, Family Room with Fireplace. Gas Forced Air Furnace, Central Air Conditioning. Attached and Heated 22Ft by 24Ft (520 Sq Ft) 2 Car Garage with finished interior and openers. Lot Size of 12,566 Square Feet with Fenced Rear Yard and Shed. **TAX ID NO.:** 71-05-19-134-002.000-011. Taxes: 2022 Pay 2023 \$1544.16 with Exemptions. **REAL ESTATE TERMS:** \$10,000 Cash or Certified Funds Down



Payment made payable to Goodrich Incorporated due at Time of Auction Registration with Balance Due on or Before NOVEMBER 20, 2023. Down Payment must be on buyer's person to register. Property Sold in "As Is" Condition. Possession to Be Day of closing. No Buyers Premiums. **REAL ESTATE NOTE:** This property appears in sound condition but does need a full interior modernization and upgrades.

PROPERTY INSPECTION DATES: (REAL ESTATE ONLY): WEDNESDAYS, OCTOBER 25TH AND NOVEMBER 1ST FROM 5-6PM

2009 CORVETTE: Z06 Coupe, LS7 Engine with 21,866 Miles.

TOOLS AND EQUIPMENT: Cub Cadet XT2 Enduro Series Garden Tractor; Bolens 17HP 42" Riding Mower; Murray 626EX Push Mower; Toro Trimmer; Homelite Electric Chain Saw; Yard Machine 5HP 22" Snow Blower; Generac 5000 Generator; Campbell Hausfeld Compressor; Craftsman Drill Press; Husky 1750 Power Washer; Propane Heater; Battery Chargers; Floor Jacks; Tool Cabinets and Tools; Step and Extension Ladders; Appliance Dolly; 4 Tires and Rims 265/60/R18 and More! **FIREARMS:**



Mossberg Mod 88 Maverick 12ga Pump Shotgun; Hunter 440 Pellet Rifle with Scope 45 cal (.177). **COLLECTIBLES AND HOUSEHOLD:** Model Cars; 100's DVD's; Panasonic and Samsung Large Screen TV's; Peavey Pro-Fex Midi Controller; Peavey Classic Series Amp and Electric Drum Set; Rocktron Speaker; Sony Amp Receiver Cassette Deck; Sony Multi Disc CD Player; Pioneer Amp Receiver; Surround Sound Bar; PlayStation 3 Gaming Console; Approx 50 PS Games; PS Devices; InterAct V3 Racing Wheel for Gaming Devices; Formal Flatware; Bunk Beds; Bedroom Sets; Sofa; Oak Dining Table Set; Futon Sofa; Roper Washer; Whirlpool Dryer; Frigidaire Refrigerator; Gas Stove; Childs Violin; Schwinn Ranger 2.6 FS Bicycle and Lots of Miscellaneous! **PERSONAL PROPERTY TERMS:** Cash Only on Corvette before title transfer. Call office for VIN. Conduct of this Auction Will Follow All Federal, State and Local Firearm Guidelines. Property Is under Video and Camera Surveillance. 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. **OWNER:** Phillip E. Vickery Estate, **PERSONAL REPRESENTATIVE:** Brandon Stephens



DAVID W. GOODRICH, Auctioneer, Real Estate Broker, IN Lic No.: AU01040401
RICKY BAER, Auctioneer, In Lic No.: AU01044756



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