

BIXLER AUCTION



811 North 3rd Street, Decatur, IN

Saturday, June 25, 2022

Personal Property @ 9:00 AM Real Estate @ Noon

**NO BUYERS
PREMIUM!!**

Real Estate: 4 Bedroom 2 Bath 1560 sq. ft. 2 story home on Basement. This home is a short stroll from the city pool, downtown and all key amenities. Roof is less than 10 yrs old. Central Air is less than 5 yrs old. Home is heated with gas-forced heat. This home also includes a 2 car attached garage. There is a lot of beautiful original woodwork throughout the house. Basement has been used as a utility basement with washer and dryer. A full bathroom was added to the main floor recently. Don't let this opportunity get away from you!

Personal Property: Appliances, Antiques, Furniture, Collectables, Glassware, Televisions, Bedroom Suits, Toro Push Lawnmower, Toro Snowblower, Patio Furniture, Hand Tools, Power Tools, Craftsman 10" Band Saw, Powermate Genera-tor, 2 1/4 Ton Hydraulic Floor Jack, Salamander type 110,000 heater, Safe, Super Bowl Pin Collection, Pyrex, Fire King, Fiesta Cupid Dolls, Multiple Bedroom Suits, 100's of Reclaimed Golf Balls, and much much more!

**Open House -
Sunday, June 12, 2022
from 1 - 3 PM**

Property is NOT SELLING SUBJECT TO FINANCING, SO PLEASE HAVE YOUR FINANCING ARRANGED AND BE PREPARED TO BUY. Any inspections (including lead based paint) needed for financing, must be completed prior to the auction.

Terms and Conditions- \$5000 down payment on the day of the auction (nonrefundable and applied to selling price) with the balance due in cash upon delivery of the deed and title policy. Closing to be completed within 30 working days from the date of the Auction. Statements made the day of the auction take precedence over any statements or advertising posted prior to auction day.



Corbin Bultemeier AU19500269
Kirt McLeland AU11000038
Randy Mailloux AU01031836
Gary Shaw AU01003164
Jerry Hurst AU11900031

Refreshments Available • Restrooms on site Not Responsible for Accidents or Articles after Sold
Cash, Credit Card (3.5% Surcharge) or Good Check w/Proper ID

Virgil Bixler Estate
Betty Bixler— Personal Representative
Audra Snider— Attorney

211 North 13th Street, Decatur, Indiana
(260) 724-8899

Visit our Website: www.town-countryauctions.com
Auction Zip: 8080

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