James Teal Estate REAL ESTATE AN DNAL PROPERTY

10 Twin River Trail, Bristol, IN 20507
Real Estate Sells First,

then Personal Property

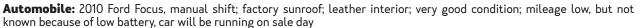
Directions: From downtown Bristol, SR 120 go north 1/2 mile on SR 15 to Twin River Trail, turn right to sale site. Watch for Auction signs.

REAL ESTATE: Quad Level House built in 1979; Walk out lower level; 1872 square feet on 3 levels plus 624 sq. basement; 0.95 acres lot; 2 car attached garage; 3 bedrooms; 2.5 baths; The home is dated but has good bones; excellent opportunity for rehab and flip, investment property or starter home. This property will sell to the highest bidder the Auction. Suggested start bid: \$60,000.

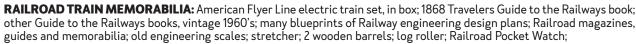
REAL ESTATE OPEN HOUSE INSPECTION:

Monday, June 3 • 4-6 pm

Other times by appointment with Auctioneers, and starting at Noon Day of auction.







HOUSEHOLD & MISC.: (2) piece oak bedroom set; (2) Upholstered sofas, one brown one flowered; (3) 6 ft Lifetime folding tables; GE washing machine; 5 drawer steel map drawer; wooden drafting table; oak library table; file cabinets; Picnic basket; various Tupperware; 30 c coffee maker; camping cook set; old gold rimmed beer glasses; stove top popcorn popper; muffin pans; candy tins; casserole dishes; metal detector; card tables, books; folding walker w/wheels like new; comforters and blankets (many nice wool); cedar chest; dehumidifier; various floor lamps; entertainment center; mix and match luggage; lots misc

SHOP & OUTDOOR: Toro 2400 4 hp snowblower; MTV 12 amp 18" electric push mower; Homelite electric chainsaw; bench grinder; small battery charger; telescoping tree trimmer; Redwood round patio table with benches; Parkleigh Innovator bicycle; Guaranty bicycle 5 speed; Bow and arrow set; aluminum extension ladder;; various yard tools; Cross country skiis, shoes and poles, downhill skiis and poles; metal lawn sofa with cushions; roll snow fence; toolbox with tools; leather hammer; bench grinder; car ramps; transit rods; ADDITIONAL ITEMS NOT YET SEEN OR LISTED

Auctioneers Note: Mr. Teal was a Civil Engineer for the Milwaukee Railroad, after retirement he was well known for his cooking at local Restaurants. His estate collection is eclectic and interesting. **Auction Conducted by:**

TERMS on Real Estate: 10 % DOWN DAY OF SALE CLOSING IN 30 DAYS, Seller will provide clear title AND title insurance

TERMS on Personal Property: Payment day of sale via cash, good check, or Visa/MC ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUSLY RELEASED INFORMATION PRINTED OR OTHERWISE. SELLERS AND AUCTION COM-PANY NOT RESPONSIBLE FOR ACCIDENTS OR ITEMS AFTER SOLD. LUNCH AND REST ROOMS ON SITE.













BARTEL & COMPANY Auctioneers/Realtors

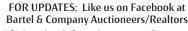
Middlebury, IN 46540 574-825-2115 574-596-9890 Brad B. Hooley, Auctioneer-Broker AU0920009 bradhooley@gmail.com

Tim Herrli, Auctioneer AUO19500024 Emmon Schmucker, Auctioneer #AU08801458 Leroy and Lorna Miller, Setup Managers, Clerks









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