

**Tucker Auction Services in cooperation
with Schrader Real Estate and Auction Company**

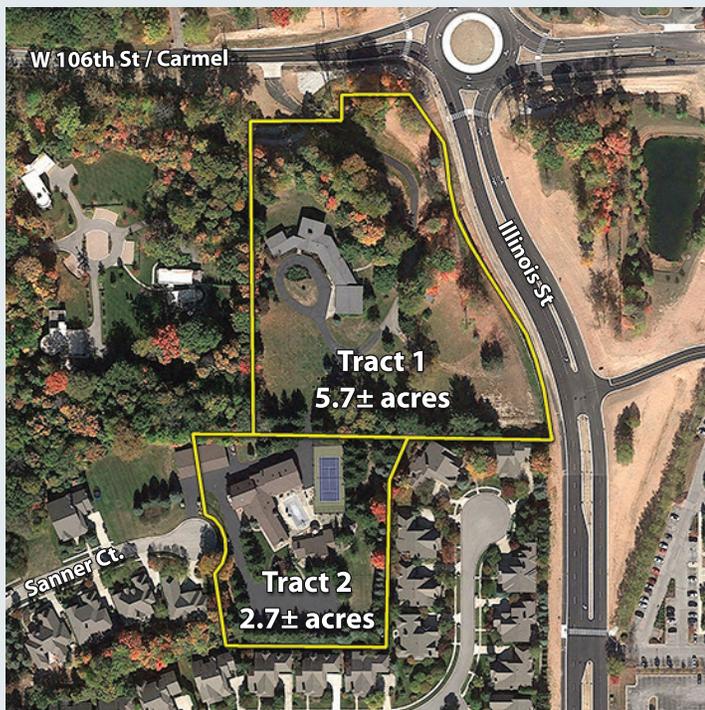
**Court
Ordered**

ABSOLUTE AUCTION

NO RESERVE!

Owners: Pittman family et al

Saturday, January 21, 10am



Tract 1: 5.7 ± acres

201 W 106th Street, Carmel IN, 46290

Large Contemporary Home

Tract 2: 2.7 ± acres

340/341 Sanner Court, Carmel IN 46290

Party Barn, Swimming Pool, Tennis Court & More

Tract 3: 6.8 ± acres

11677 Sycamore Street, Zionsville IN 46077

Charming Log Cabin, Stocked Pond & Pole Barn

Inspection Dates

December 18 / January 8 / January 15 (1-4 pm)

All 3 tracts will be auctioned at the party barn at 340/341 Sanner Court, Carmel, IN 46290



For more information contact:

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Tucker Auction Services
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Bif Ward
REALTOR®/Broker
F.C. Tucker Company, Inc.
(317) 590-7871

Schrader Auction Co.
800-451-2709



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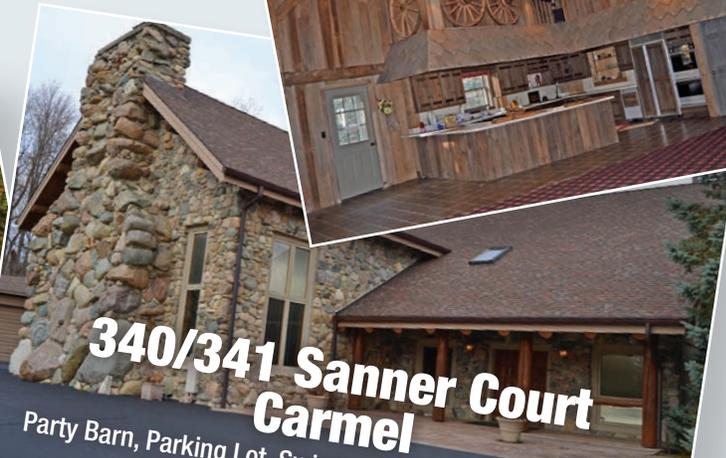
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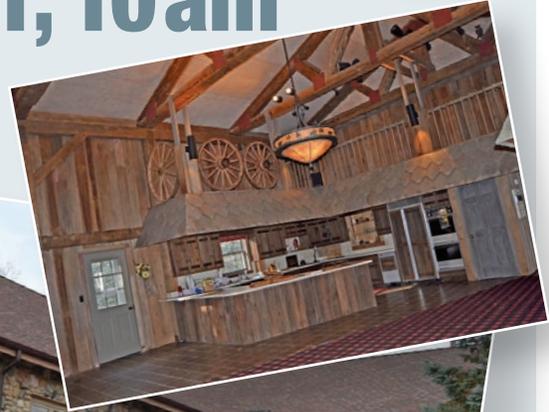
Saturday, January 21, 10am



**201 W. 106th Street
Carmel**
Large Contemporary Home



**340/341 Sanner Court
Carmel**
Party Barn, Parking Lot, Swimming Pool, Tennis Court and
Outbuilding with Racquetball Court

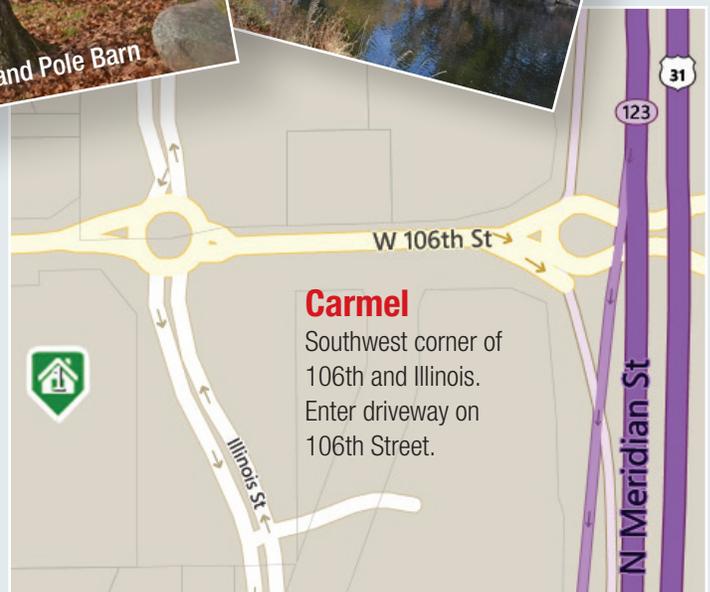


**11677 Sycamore Street
Zionsville**
Charming Log Cabin, Stocked Pond and Pole Barn



Zionsville

Just West of Michigan Road on State Road 334 (Sycamore Street). Enter shared driveway on South side of Sycamore and veer East.



Carmel

Southwest corner of 106th and Illinois. Enter driveway on 106th Street.

Large Contemporary Home & Party Barn (Tract 1 & 2) Charming Log Cabin with Stocked Pond & Pole Barn (Tract 3)

Tract 1 5.7 ± acres
201 W 106th Street, Carmel

Tract 2 2.7 ± acres
340/341 Sanner Court, Carmel

Tract 3 6.8 ± acres
11677 Sycamore Street, Zionsville



201 W 106th Street, Carmel
Sprawling ranch home nestled on over 5 acres in a convenient West Carmel location. Bright and open floor plan with generous room sizes, custom ceilings and built-ins, floor to ceiling windows and much more. Lovely kitchen leads to enormous rec room with wet bar and separate entrance. Large master suite, walkout lower level, 4 car garage and more!

340/341 Sanner Court, Carmel
One-of-a-kind log barn with pool, tennis court, playground, and an indoor basketball and racquetball court! Unbelievable interior with two large recreation rooms and kitchens, custom stone fireplace, oversized windows, loft area and much more. Pool house has screened porch and gazebo. Gated entrance with tons of parking.

11677 Sycamore Street, Zionsville
Breathtaking retreat with log cabin in the woods, pole barn, outdoor entertaining area with fireplace and tranquil pond. Cabin boasts cathedral ceilings with exposed beams, floor to ceiling windows with wooded views, open concept kitchen with upscale stainless appliances and granite island, 1 bedroom, 3 full baths, 3 fireplaces, walkout lower level.

**All 3 tracts auctioned at the party barn:
340/341 Sanner Court
Carmel, IN 46290**

Some interior photos may depict personal property items that have been disposed of prior to the auction.

Court Ordered Absolute Real Estate Auction

TERMS AND CONDITIONS

PROCEDURE: There will be open bidding during the auction as determined by the auctioneer.

DOWN PAYMENT: 10% of the accepted bid as earnest money on the day of the auction with balance in cash at closing. The earnest money may be in the form of cashier's check, personal check or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The auction is Absolute and the final bid price shall be accepted.

DEED: Seller shall provide a Personal Representative's/Agent's Deed.

EVIDENCE OF TITLE: Seller shall provide Title Insurance in the amount of the purchase price.

CLOSING: Closing shall take place 30 days after the Auction.

REAL ESTATE TAXES: Pro-rated to day of closing

SURVEY: There will be no survey; the property shall be deeded with the existing legal descriptions.

EASEMENTS: The sale of the property is subject to any and all easements of record.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the

Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company

make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and the Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.

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Inspection Dates

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Tucker Auction Services
9201 N. Meridian Street
Indianapolis, IN 46260



ABSOLUTE AUCTION



SCHRADER
Real Estate and Auction Company, Inc.

NO RESERVE!

Auction Company

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in cooperation with
Schrader Real Estate
and Auction Company

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