

PUBLIC AUCTION

Saturday August 1, 2015 @ 9:30 AM

1783 S. Golden Lake Rd., Angola, Indiana 46703

40+/- acres of tillable, wooded & sporting grounds in Steuben County.

1,878 sf, 3 bedroom, 2 bath ranch home w/ attached 2 car garage & separate 45' x 60' pole building.

CATERPILLAR 315C HYDRAULIC EXCAVATOR • CASE 580 SUPER M BACK HOE • BOBCAT 331E MINI EXCAVATOR • BOBCAT 753C • JOHN DEERE 870 TRACTOR • JOHN DEERE 550 • 2008 CHEVY 2500HD TRUCK W/ WESTERN BLADE (64K MILES) • 2005 CHEVY MONTE CARLO LS • 1967 STAGECRAFT FISHING BOAT • LARGE SELECTION OF POWER & HAND TOOLS (SNAP-ON, MAC, MILWAUKEE, PORTER CABLE, CRAFTSMAN & MORE!) • QUINCY 80 GALLON AIR COMPRESSOR • 7FT VALLEY POOL TABLE • HUNTING & FISHING EQUIPMENT • FURNITURE • APPLIANCES



40+/- ACRES OF HUNTING & FISHING



40+/- acres of land



- FOYER:**
- 7' x 12.5'
 - tile floors
 - can lighting
 - guest closet
- LIVING ROOM:**
- 21' x 23'
 - carpet
 - vaulted ceilings
 - (2) ceiling fans
 - wall of windows overlooking pond
- EAT-IN KITCHEN**
- 16' x 17.5'
 - tile floors
 - built-in cabinets
 - garbage disposal
 - can lighting
 - Amana dishwasher
 - Amana microwave
- MASTER BEDROOM:**
- 14' x 17'
 - carpet
 - lighted ceiling fan
 - walk-in closet
- MASTER BATHROOM:**
- 7' x 11'
 - tile floors
 - jetted tub
 - stand shower
 - wall lighting
 - vanity w/ stone top
 - linen closet

- BEDROOM #2:**
- 10' x 11.5'
 - carpet
 - ceiling light
 - closet
- FULL BATHROOM:**
- 5' x 11'
 - tile floors
 - tub/shower combo
 - wall lighting
 - vanity w/ stone top
 - mirrored medicine cabinet
- BEDROOM #3:**
- 10' x 11.5'
 - carpet
 - ceiling light
 - closet
- UTILITY ROOM:**
- 8' x 12.5'
 - tile floors
 - washer/dryer hookup (both)
 - ceiling lighting
 - shelving
 - utility sink
- ATTACHED 2-CAR FINISHED GARAGE:**
- 21' x 21'
 - concrete floors
 - Genie Itellicode electric opener
 - ceiling lights
 - utility door to backyard
 - pull down attic storage
 - shelving

- 45' x 60' POLE BUILDING:**
- special concrete floors for heavy equipment
 - ceiling lights
 - 14ft overhead door w/ electric opener
 - insulated ceiling
 - office space w/ toilet & sink
 - utility door
- STOCKED POND:**
- approx. 18-20ft. deep in places
 - stocked w/ bass, blue gill & catfish
 - overflow drain

- OTHER PROPERTY FEATURES:**
- TAXES: \$1,314.50 w/ current exemptions (2014 p 2015)
- 1,878 sf of finished living space
- Built in 1990
- ranch home on lighted crawl space
 - well water / septic / propane tank
 - Carrier Weather Maker 9200 furnace
 - central air
 - Water Furnace Envision open loop thermal heat system (through well)
 - Culligan Mark 89 water softener
 - reverse osmosis water system
 - PowerFlex 40 gal. gas water heater
 - vinyl siding w/ great stone landscaping
 - covered front Trex deck
 - wooden back deck
 - asphalt driveway
 - 8' x 10' wooden storage shed
 - large fenced in garden area

Property Features

Large Equipment sells between 11-11:15 AM
Real Estate Sells @ 12 NOON

OPEN HOUSES:
Monday July 13th @ 5-6:30 pm
Monday July 27th @ 5-6:30 pm

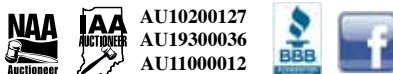
SCHEERER McCULLOCH AUCTIONEERS, INC.

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MICHAEL REMKE ESTATE
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 Corey Swagger, Attorney

AUGUST 2015						
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Terms on real estate: Buyer Brokers welcome (contact auctioneer for details). \$25,000 down day of auction, balance on closing. Buyer to pay winning accepted bid price plus a 2.5% buyers premium (2.5% of winning bid price) due at closing. Property sold subject to confirmation of the personal representative. Property sold as-is, where-is. Property sold for cash. (The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval). The information stated in this brochure are the opinions of the sellers, Scheerer McCulloch Auctioneers, Inc. and its agents, however, the decision to bid on the real estate property is entirely up to the individual bidders based on their own individual inspections, research and opinions. All statements, measurements, zoning and tax information are from reliable sources, however, are not guaranteed to be accurate. Statements made day of auction takes precedence over any and all previous oral or written matter. **Real estate closing within 45 days of auction.**

***Real estate taxes:** Real estate tax information stated indicates what the current owner is required to pay and is merely a guideline (the new buyer's real estate taxes may or may not be the same as what the current owners is required to pay). RE taxes prorated to date of closing.

TERMS ON PERSONAL PROPERTY: 5% buyers premium on all items. Cash, checks, MC/VISA. All items sold as-is. Statements made day of sale take precedence over printed matter. All sales final. Not responsible for accidents.

DIRECTIONS: From I-69 (Exit 348), head west on US 20 for 0.3 miles to Golden Lake Rd. (Just on the west side of Love's Travel Stop). Turn left (South) onto Golden Lake Rd. and go 1.2 miles to auction site.

Personal Property

CATERPILLAR 315C HYDRAULIC EXCAVATOR, CASE 580 SUPER M BACK HOE, BOBCAT 331E MINI EXCAVATOR, BOBCAT 753C, JOHN DEERE 870 TRACTOR, JOHN DEERE 550 and MORE: Caterpillar 315C (6,512 total hours); Case Super M Back Hoe, Clam Shell front bucket, Extindahoe (6,254 total hours); 1 ft. bucket; 2 ft. bucket; John Deere 550 crawler, hydro angle blade, 9 ft. blade; John Deere 870 utility tractor, 3 cyl. diesel, 4 wheel drive, power steering (561 total hours); Bush Hog mower, 6 ft, 3 pt. hitch; Bobcat 753C, 5 ft. bucket, S#- 512727048 (2253 total hours); Bobcat 331E mini excavator, 2 buckets, AC, newer rubber tracks (3429 total hours); 1990 Kenworth T800 dump truck, 400 hp, cat. engine, 225,693 miles; 1997 Ford F350 4x4 truck, 7.3 power stroke diesel, 209,437 miles; 1998 Talbert trailer, MDL TBT20, 8W 24L, Western Pro 7 ft. quick connect snow blade; Allis Chamber WD45; com burner AH-907194; field sprayer – PTO drive, 20 ft ground packer

– gas Honda engine. **2008 CHEVY 2500HD TRUCK W/ WESTERN BLADE (64K MILES) & 2005 CHEVY MONTE CARLO LS:**
2008 Chevy 2500 HD: 4x4, vortex, 64,500 miles, black exterior, gray cloth interior, AM/FM/CD player, AC/Heat, equipped with quick connect bracket for snow plow. **2005 Chevy Monte Carlo LS:** 3.4L, V6 SFI engine, automatic transmission, 2 door coupe, red exterior, dark gray cloth interior, 169,699 miles, dual airbags, AC/Heat dual climate control, AM/FM/CD player, power window, locks & seats, steering wheel controls, cruise control, overhead storage, 16 inch aluminum rims. **1967 STAGECRAFT ANGLER FISHING BOAT:** restored, seats up to 5 people, rebuilt hull, AM/FM radio, anchor, Hummingbird WIDE 100 depth finder, Johnson Sea Horse 25 hp motor, Dutton-Lanson Co. boat trailer w/ 535 winch. **QUINCY 80 GALLON AIR COMPRESSOR & LARGE SELECTION OF POWER & HAND TOOLS (SNAP-ON, MAC, MILWAUKEE, PORTER CABLE, CRAFTSMAN & MORE!):** Quincy air compressor – 5hp., 80 gallon tank, 230 volt; 8'x12' utility shed (on runners); 250 gallon fuel tank (gravity feed); Mac Tools rolling tool chest; large amount of sockets – Snap-on, Mac, Craftsman (deep well, universal, square bit, 12 point 1/2", 3/4" & more); Snap-on socket wrenches; Snap-on large torque wrenches; Snap-on/Allen/EZ-Red open & box end wrenches; Snap-on/Napa crow's foot box wrench heads; Snap-on inverted torque socket set; Snap-on line wrenches (standard & metric); Myer large deep well impact socket set; Snap-on screwdriver set; Snap-on/Mac pliers & crescent wrenches; Snap-on hose clamps; assorted air tools – Snap-on, Campbell Hausfeld (drivers, drives, wrenches); misc. air tool attachments (cutting disc, polisher, air gauges); assorted hammers, screwdrivers, pliers, chisels, punches, files, pipe wrenches; Lincoln Electric Power mig welder; Reddy heater; Craftsman table saw; ProTech 12" miter saw w/ blade; Remline Roll-around tool bob; Lots of hand tools (Snap-on, Mac and more); nice selection of power tools (drills, saw, power greaser and more); Skil saws & saws-all; heavy duty racking systems; trash pump; K700 Activell gas concrete saw; Husqvarna 365 Special chain saw; heavy duty vise; floor model drill press; Buffalo parts washer; Honda XL3200 power washer (pump bad); Honda XL3200 power washer (no pump); floor jacks; lawn roller; sand blaster; various sizes of rocks & boulders; Husky portable tile saw; Survey Lietz model 300 transit; Makita 4 inch grinder; Porter Cable air nailer; Milwaukee impact drill; Milwaukee grease gun; Larsen work bench; Porter Cable 6 gal, 135 PSI portable air compressor; Ridgid shop vac; large selection of hand tools (hammers, screwdrivers, pylorus, wrenches, sockets and more); charcoal grill; Keller 8 ft fiberglass ladder; Cosco 4 ft. painters ladder; Wemer 2 ft painters ladder; several bags of Culligan water softener pellets; metal racking system.

7FT VALLEY POOL TABLE, HUNTING & FISHING EQUIPMENT, FURNITURE, APPLIANCES & HOUSEHOLD ITEMS: Valley 7ft. pool table (newer slate and bumpers installed within last 6 months – also has cues, balls, racks & other pool related items); large selection of hunting & fishing items (rods, reels, fly fishings, tackle, tackle boxes, ammo, appeal); Bushnell binoculars; Saratoga 10x50 binoculars; Dyson DC41 animal ball upright vacuum; antique crock; Estate freezer chest; Frigidaire gas dryer; Hotpoint washer; Hamilton Beach fryer; misc. kitchen and cooking supplies; 2 step stool; Igloo cooler; mop bucket & mop; misc. planting supplies & chemicals; The Living World – Illustrated book 1891; large collection of books (fiction / non-fiction); antique full size bedroom suite (full bed, chest of drawers, mirrored dresser, night stand); (2) 4 drawer dressers; changing bench; matching sofa & love seat; pullout love seat (full); reclining rocking chair; TV stand; Samsung stereo receiver; Samsung 3D BluRay player; Klipsch surround system w/ sub; night stands; Pro-Form Air Walker elliptical machine; plant stands; folding patio furniture & umbrella; bar stools; lamps; kitchen table w/ 4 chairs; animal carrier; wall mirrors; Swiffer / Bissell floor mop; Dirt Devil 12 amp vacuum; computer chair; Fellowes paper shredder; Dell desktop computer; Samsung XPress color WIFI printer & scanner; HP scanner; Dell all-in-one printer & fax; 2 drawer filing cabinet; 4 drawer filing cabinet; coffee table; several pieces of wall art; floor lamp; Wind Machine fan; stereo cabinet.



515 E. Paulding Rd.,
 Fort Wayne, IN 46816



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AUCTION!

**40+/- ACRES
 OF SPORTING
 GROUNDS**



HUNTING & SPORTING GROUNDS
 3 bedroom, 2 bath ranch home w/ pole building
 on 40+/- acres of tillable & wooded ground.

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