

**UPCOMING AUCTIONS**

• Luginbill Wire Die Co., August 28th

• ITT Exelis - Fall 2013

• Navistar, Fort Wayne - TBA

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**ONSITE W/SIMULTANEOUS WEBCAST**  
**AUCTION**

BY ORDER OF SECURED LENDER:  
**G&L ENTERPRISES AND OTHERS**

**Sale Date: August 8th @ 12:00 PM (Local Time)**

Previews: Real Estate, July 23rd, 2:00 - 4:00 PM (and by appointment)

Equipment, August 8th, 8:00 AM - 12:00 PM

Location: 5204 Hamilton Rd, Yoder, IN

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**JULY/AUGUST**

SUN	MON	TUE	WED	THU	FRI	SAT
21	22	23	24	25	26	27
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24

■ Preview Date  
■ Sale Date ■ Removal Dates

**NOTE: Onsite purchases must be removed day of sale.**



1997 FREIGHTLINER FL70



1997 JOHNSTON STREET SWEEPER



2002 FORD F450 XL SUPER DUTY



(1 OF 2) EX MARK NAVIGATORS

**REAL ESTATE WILL BE SOLD AT 12:00 (NOON), EQUIPMENT WILL BE SOLD IMMEDIATELY AFTER**

**WWW.CHARLESTONAUCTIONS.COM**  
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2008 NEW HOLLAND L185 SKID STEER



2002 FORD F450 XL SUPER DUTY



1989 INTERNATIONAL 4700



**CHARLESTON**  
**Auctions & Liquidations**

**SPECIAL NOTE:**  
 ASPHALT, CONCRETE, LANDSCAPING  
 AND CONSTRUCTION EQUIPMENT  
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**IMPORTANT INFORMATION**

**LOCATION:** 5204 Hamilton Rd, Yoder, IN  
**DATE:** Thursday, August 8th @ 12:00 PM (Local Time)  
**PREVIEW INSPECTION:** Real Estate, July 23rd, 2:00 - 4:00 PM  
Equipment, August 8th, 8:00 AM - 12:00 PM

**EQUIPMENT/PERSONAL PROPERTY TERMS OF SALE:** A 15% Buyers Premium will be charged on all purchases. Charleston Auctions is now accepting all major credit cards. All items are sold "as is, where is" and must be paid for in full by cash, cashier's check, wire transfer, credit card or check accompanied by a letter from the payor's bank guaranteeing unqualified payment to Charleston Auctions for this sale. Real Estate terms and conditions can be found on our website.

**BUYERS:** Buyers are responsible for all risk of loss, property damage, personal injury caused by removal, and all costs of removal of items/lots purchased. A certificate of insurance reflecting adequate insurance coverage, holding Auctioneers, owners and landlords harmless against any damage must be furnished to the Auctioneer at Auctioneer's sole discretion and request prior to such removal. Buyer's obligations with regard to removal further include the obligation to repair and restore any damage to the real property or permanent improvements where the purchased items/lots are located. Buyers de-installing items/lots purchased **MUST** be or use professional, experienced, qualified de-installers and provide to Charleston Auctions a certificate of insurance or bond in an amount of no less than One Million (\$1,000,000) Dollars, prior to performing such work.

**REMOVAL:** No items will be removed without proof of payment. Cash payment will not be accepted at the auction site after auction day. No item may be removed until the conclusion of the Auction.

**REMOVAL DATES & TIMES:** Onsite purchases must be removed day of sale. Online purchases must be removed by 5:00 on August 9th. \*No exceptions!\*- No right of abandonment! \$500 penalty (per buyer) for each item not removed by expiration of removal period. Absolutely no additional time ... all items must be removed by 5 pm on Friday, August 9th. Any buyer that has not removed all of their items will be assessed a \$500 per day penalty until all items have been removed! Lots not paid for and/or removed within the time allowed may be resold at public or private sale without further notice, and any deficiency, together with all expenses and charge of resale, will be charged to the defaulting purchaser. Your stamped paid receipt must be shown to checkout supervision prior to removal. Although checkout supervision will be provided, the auction company and sellers are not liable for lost or stolen items purchased at the sale.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** Bidder shall not rely on any photograph or description of any kind when bidding. Photographs and descriptions are subject to change from time to time and are not reliable. Each potential bidder is responsible to conduct, at their own risk and cost, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Seller and Charleston, or Charleston's agents and associates, are not responsible for any warranty as to condition of property. Bidder shall be fully responsible for confirming that each item bid on is appropriate for Bidder's intended use. Neither Charleston nor seller shall be responsible, in any way, for confirming or denying the specific identity or intended use of any item or piece of property. Inspection dates have been scheduled and will be staffed with auction personnel. Please feel free to inspect the property at any other time, so long as arranged in advance with Charleston. Bidder shall repair any damage to the property done by Bidder, its representatives and agents, while conducting any inspections. In addition, Bidder shall indemnify, defend and hold seller harmless for any claims or damages suffered by seller relating to actions taken by bidder, its representatives and agents, while conducting any inspections. The property is being sold on "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. 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 sellers or the auction company.

**GOVERNING LAW AND VENUE:** Bidder agrees that no matter what State or Country Bidder resides, or location of the auction, all disputes or disagreements shall be construed according to the laws of the state of Indiana.



Well maintained Cape Cod style brick home with basement situated on 3 acres. Property contains a 900 SF detached garage and matching outbuildings totaling ~7,500 SF (Building#1--4,000 SF / Building#2--3,500 SF). Outbuildings feature 440v-3 phase power, built in air compressors, propane heaters and separate 6" well. In total, property contains approximately 8,500 SF of outdoor storage, thereby making the property ideal for a contractor/construction company/lawn care professional.



**Directions:**  
Bluffton Road  
South towards  
Ossian. Turn right  
onto Hamilton  
Road. Follow to  
5204 Hamilton  
Road located on  
the right hand  
side of road.

**REAL ESTATE INFORMATION**

Class	RESIDENTIAL	Township	Pleasant
Property SubType	Site-Built Home	Zoning	A-1 Conserv. & Preserv. District
Parcel ID	02-17-20-300-007.000-059	# Rooms	10
Style	One and Half Story	Living/Great Rm	18x12 Main Level
Architect. Style	Cape Cod	Dining Rm	12x9 Main Level
Bedrooms	5	Family Rm	30x18 Main Level
Lot Size (SF/Acre)	130,240 /3.000	Kitchen	18x19 Main Level
County	Allen County	Breakfast Rm	--
Subdivision	None	Den	--
School District	Fort Wayne Community	1st Bdrm	15x15 Main Level
Elementary	Waynedale	2nd Bdrm	12x13 Main Level
Middle School	Miami	3rd Bdrm	13x11 Main Level
High School	Wayne	4th Bdrm	23x16 Upper Level
Listing Office	Charleston Real Estate	5th Bdrm	18x16 Upper Level
AG Fin SqFt	3,600	Rec Rm	18x11 Basement
BG Fin SqFt	900	Garage/# of Cars	2
Total BG SqFt	900	Garage Type	Detached
Year Built	1972 (Age 41)	Fireplace	Family Rm
Bsmt/Fndn	Crawl, Partial Basement	Sewer	Septic
Bsmt Material	Block	Water Utility	Well
Exterior	Brick	Heating/Air	Gas, Forced Air
Lot Dimensions	320 X 407	Cooling	Central Air
Lot Description	Level	Annual Taxes	\$2,235.20

Sale Includes: Dishwasher, Microwave, Refrigerator, Washer, Dryer-Electric, Oven-Electric, Range-Electric, Sump Pump

**FEATURED ITEMS**

- 1997 FREIGHTLINER FL70 DUMP TRUCK; 71,158 MILES; CUMMINS DIESEL
- 1998 INTERNATIONAL 4700 TRUCK WITH 100 GALLON SEAL COAT TANK, AGITATOR AND COMPRESSOR; CUMMINS ENGINE
- FORD 350 XL TRUCK; W/ TOOL BOX AND TOMMY LIFT GATE; 258,000 MILES
- 2001 FORD F350 SUPERDUTY DUALLY; 117,000 MILES; V10 GAS ENGINE
- 2002 FORD F450 XL SUPERDUTY; W/ TOOL BOX; 211,000 MILES; V8 POWERSTROKE
- 1989 CHEVY 3500 BOX TRUCK; W/ LIFT GATE; 71,000 MILES; 5.3 DIESEL ENGINE
- 1996 GMC 3500 DUMP BED; 75,000 MILES
- 1997 JOHNSTON STREET SWEEPER; 4000 SERIES
- CATERPILLAR 5000 LB ELECTRIC FORK TRUCK; MODEL 2EC25E
- 1999 FORD F550 DUMP BED; 155,000 MILES; 7.3 LITER DIESEL; 5 SPEED
- 2008 NEW HOLLAND L185 SKID STEER; HEATED CAB; REAR WEIGHTS INCLUDED
- ( 2 ) EX MARK NAVIGATOR ZERO TURN MOWERS
- (4) ECHO HAND BLOWERS
- RYAN OVERSEEDER
- PULL BEHIND SPREADER
- 35 GALLON SPRAY TANK
- LOEGERING STEEL TRACKS
- KEIZER-MORRIS KM 4-48 INFRARED ASPHALT RECYCLER FOLDING TRAILER UNIT
- 2005 KAUFMAN DUAL AXLE TRAILER
- 2007 MSI MOBILE OFFICE

**MORE ITEMS BEING ADDED DAILY!**  
View website for complete catalog.

**ONLINE BIDDING INSTRUCTIONS**

- TO PARTICIPATE, YOU MUST: Internet Bidding
1. Type in [www.CharlestonAuctions.com](http://www.CharlestonAuctions.com).
  2. Click on the "View Catalog" button.
  3. Click on "First time bidspotter.com Registration."
  4. Provide all required information.
  5. After registration, you must be approved, and will receive an email once you are.
  6. After approval, log in and START BIDDING!



2007 MSI MOBILE OFFICE



1996 GMC 3500 DUMP BED



FORD F350 SUPER DUTY



CATERPILLAR 5000LB FORK TRUCK



2005 KAUFMAN DUAL AXLE TRAILER