

REAL ESTATE & PERSONAL PROPERTY AUCTION

10 acres, Home, 2 Bedrooms, 3 Bath, 2 Car Garage, Pole Barn

Located at: 3325 E State Road 120, Howe, IN 46746

Saturday, July 19, 2025

Starting at 9:30 am
Real Estate to sell at 12:00 Noon

Real Estate Located at:
3325 E State Road 120
Howe, IN 46746

Improvements: Well maintained 1,680 sq. ft. home on full walk-out basement, 2 bedrooms, open office area (possible 3rd bedroom), 3 baths, living area, dining area, kitchen, laundry room, 16'x24' entrance, front porch, 24'x24' attached 2-car garage, 32'x48' pole barn with 16'x48' lean-to, asphalt driveway, LP heat, located on 10 gently rolling acres, Greenfield Township, Lakeland Public School district.

Real Estate Terms & Conditions: Buyer to pay 10% down as earnest money deposit at the conclusion of the real estate auction. The balance of the purchase price to be paid at time of closing. Keep in mind that your bidding is NOT contingent upon financing or inspections, so be certain that you have arranged for financing or inspections, if you need them, and capable of paying the balance at closing. This property is being sold subject to owner's approval.

Closing: Approx. 30 days after auction. **Possession:** Day of closing on buildings, hay fields after the 2025 hay season. **Taxes:** To be prorated to date of closing.



Open House Dates: Tuesday, June 24 & Wednesday, July 9 from 4:00-5:00 pm

or you may call Denise Scott at 260-463-2012 or Elvie J. Frey, Sr. at 260-463-1396 to schedule a private showing.

Auctioneer's note: Lewis & Lambright, Inc., the auction company & the auctioneer are agents of the sellers. Statements made by lead auctioneer during auction take precedent over printed matter. Check the ad on Auctionzip for more pictures of the property.

Personal Property Auction Starting at 9:30am

TRACTOR • MOWER • FORKLIFT • TRAILER (SELLS RIGHT AFTER REAL ESTATE)

Ferguson TO-30 tractor, Serial #TO-115327; 620 Grasshopper lawn mower, 818 hours; Nissan 5000 forklift, 8813 hours; 4'x8' utility trailer

SHOP TOOLS • DRIED ROUGH-SAWN LUMBER • LAWN & GARDEN

Shark HD CNC Black Diamond woodcarver; Delta 10" contractor's table saw w/sliding table; 6" Jet thickness planer; Woodmaster thickness planer; Sears Craftsman 6" jointer; Master Force spindle sander; Shop Smith w/band saw; belt sander; jointer & table saw attachments; Porter Cable & Delta scroll



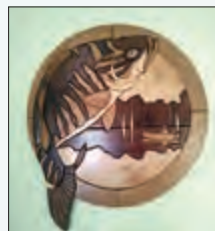
saws; (2) Powertec Dust collectors; Rockwell 14" band saw; Craftsman wood lathe; profile sander; power chisel; plate joiner; loose tenon joinery system; Speedomatic router; various routers; 4" hand belt sander; various brad nailers; Packard floor model drill press; 1" belt sander; palm sander; wood clamps; pipe clamps; hand clamps; carving sets; various router bit sets; material stands; Several tall stacks of dried rough-sawn lumber including: Butternut, Walnut, Hickory, Elm, Poplar & more; Sanborn 3 hp air compressor; Snapper 6200 watt generator; Foley Belsaw Sharp-all; Lincoln 225 arc welder; Acetylene torch set w/small tanks on cart; 102" aluminum hand brake; Craftsman metal lathe; metal cutoff saw; 3-ton floor jack; 115,000 BTU Master heater; 2', 3' & 4' straight edges; 2 peg leg vises; end wrenches; hand tools; air tools; socket sets; wrench sets; lathe knives; various shelves w/boxes and bins of tools; screws, bolts, nuts & misc.; several organizers; folding ladder; 20' ext ladder; 5' & 8' step ladders; Yamaha snowblower; Troy-Bilt push mower; Country Way sprayer tank and 12v pump; string trimmers; lawn sweeper; Stihl pole saw; shop vacs; Catchem alive trap; patio chairs; brooms; rakes; hoes; forks; shovels; picks; ax; spades; sledge; post driver; 3 cant hooks; bottle jacks; vise; gear pullers and lots more!

FURNITURE • HOUSEHOLD GOODS • GLASSWARE

Queen size bed with matching dresser & chest; 2 nightstands; full size bed w/ matching dresser & chest; Ext. table w/2 leaves, 4 chairs & matching server; love seat & matching chair w/ottoman; round game table & 4 chairs; table & 4 chairs; recliner; various wood rockers; Morris chair; glider rocker w/glider ottoman; roll top desk; library table; bookcases; wooden TV tray set; plant stands; shelves; mag. racks; wooden step stools; card table & 4 chairs; office chair; blanket chest; Estey piano & bench; side chairs; Whirlpool side-by-side refrigerator; (2) Edenpure electric heaters; computer desks; 2 & 4-drawer file cabinets; computer; printer; 48x84 freestanding walnut wardrobe; True Balance washer; LG dryer; McCulloch steamer; (2) dehumidifiers; glassware; pots; pans; dishes; 20 qt. SS stock pot; flatware; snack sets; dinnerware sets; blender; stemware; Tupperware; Kitchen Aid; can opener; waffle iron; juicer; blankets; towels; books; toys; games

ANTIQUES • INTARSIA • COLLECTIBLE ITEMS

The F.E. Myers & Bro. Co. OK Unloader hay carrier; hand-crank rope maker; Enterprise meat grinder; (2) stacks of roof slate; dinner bell w/yoke; oil can; Coleman lantern; shoe last; Longaberger baskets; lots of Intarsia pcs. (see photos on Auctionzip); coffee grinder; crocks & jugs; milk can; Singer sewing machine & cabinet; old encyclopedia set; mantel clock; metal banks; Aladdin lamp w/shade; pitcher pump; ice tongs; (2) scythes; child's sled; Hubley toy tractor; Massey Ferguson 35, 135 & Super 101 toy tractors; Massey Harris Little Pony, 44 Special & 55 toy tractors; Lincoln logs; wooden block pullies; potato planters



HUNTING & SPORTSMAN ITEMS

Eastern Arms 12 ga single shot, Mossberg 20 ga bolt action, Remington 22 bolt action, several long bows, fishing rod & reels, tackle box w/lures, landing nets, several older boat motors, ice fishing equipment,

TERMS: Cash, good check, or credit card w/5% fee added.

Food: Pork Burgers and more
Sons of the American Legion

Auctioneers Note: Mr. Koester was well known for his Intarsia woodworking skills and has a large collection of rough-sawn wood, patterns, tools & equipment that he had used that he is selling at this auction! This is just a partial list, more photos of this auction on the auction posting on www.auctionzip.com

Not Responsible for Accidents

Announcements made at the auction takes precedent over printed matter.

Harry C. Koester, Owner

Auction Conducted By:

LEWIS & LAMBRIGHT, INC.

#AC30200031

260-463-2013 • Website: lewisandlambright.com



ELVIE J. FREY, SR. #AU01042445 260-463-1396

WILLIS YODER #AU19500086

LAMAR BONTRAGER #AU11100084

TYLER MILLIMAN #AU12500036