

# PUBLIC REAL ESTATE & PERSONAL PROPERTY

## AUCTION of the estate of ALLAN E. ZEYEN

### 319 E 8th Street, Rochester, IN 46975

Located on east 8th street just east of Main Street

**Real Estate Auction: Sat. August 26th at 12:00 NOON (on site)**

**Personal Property Auction begins at 10:00 a.m.**

#### PROPERTY DESCRIPTION

ZONED "DC" DOWNTOWN COMMERCIAL

– MANY POSSIBILITIES - The building has approximately 5,848 Sq. Ft. It is a cement block construction with a rubber roof on the 1st story and a metal roof on the 2nd story. The 2nd story has two 1 bedroom, 1 bath apartments. The 1st story has



an office area that has been rented. The remainder of the 1st floor has a large heated shop area with a 12' overhead door, small office with bathroom.

**TAXES: TERMS & CONDITIONS: See [www.manitourealty.com](http://www.manitourealty.com)**

**AUCTIONEER'S NOTE:** This is an excellent opportunity to purchase property at your price. Inspect the property, arrange financing if needed, come to the auction and bid your price. Great investment or business opportunity. Come take a look. Call Chuck Pocock for a private showing at 574-835-2326

#### PERSONAL PROPERTY

1974 VW Super Beetle, convertible, red with white interior will be offered for sale at NOON; VW parts; Franklin Mint classic collectible cars 1:24; Beckwith Royal Oak pot belly stove; 2 small pot belly stoves; Danbury Mint Ford display; oak display cabinet from Kewanna gas station; antique gas pump cylinder; Lighted glass display cabinet; oak library table; oak rocker; bean pot; traffic light; fire hydrant; 2 brass fire extinguishers; old locker; "Public Telephone" sign; old maps; VW sign and posters; Route 66 neon light & sign; stained glass framed pieces; brass fire place accessories; Shoprider power chair; 3 cushion sofa; entertainment center; coffee & end table; floor & table lamps; kitchen table & 2 chairs; recliner; book cases; patio furniture; filing cabinets; hospital bed; alum turkey fryer; upright freezer; refrigerator; nice large Char-Broil gas grill; glassware; 2 bar stools; greeting card display; Hoyer lift; medical equipment; window air conditioner; lattice; windows; doors; and much more.

Wood splitter; lots of welding supplies; scaffolding; sheet metal cutter; small mig welder; acetylene torch & parts; jack stands; radial arm saw; pipe clamps; C-clamps; chain; hand tools; power tools; organizers; lots of hardware; Remington power drive; lawn tools; shop-vac; appliance cart; 2 wheel cart; ext. ladder; 4 bicycles (2 fold up); small tiller; battery charger; several galvanized cans; fuel pump nozzles; stained glass pieces, and much more.

Statements made at auction take precedence over printed material. Not responsible for accidents. Terms: Cash Credit Cards or Check with ID.

A 3% convenience fee will be added to credit card purchases.

*Manitou*  
REALTY & AUCTION, INC.

[www.manitourealty.com](http://www.manitourealty.com)

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