

AUCTION

TIMED ONLINE

Commercial Real Estate and Business Equipment

Opens: Wednesday, September 20

CLOSES: WEDNESDAY, SEPTEMBER 27 CDT 2023



Mediapolis, Iowa



Auctioneer's Note: Mullins Auto Body & Truck has served Mediapolis for almost 30 years from this location. These adjoining buildings can be suited for your business or storage needs. Get ready to expand your business in the thriving community of Mediapolis, Iowa.



REAL ESTATE BIDDING CLOSES AT 1PM / EQUIPMENT BIDDING CLOSES AT 2PM

PREVIEW: Wednesday, September 13 from 1-3PM

LOADOUT: Friday, September 29 from 8AM-3PM

4,360 SQ. FT. OF ADJOINING BUILDINGS

40'x60' Building

- Built in 1994
- Large workshop area w/12'x14' OH door, radiant heat & floor drain
- Attached 16'x40' shop w/12'x14' OH door, radiant heat & floor drain
- Office w/storage above
- Restroom

32'x32' Building

- Built in 2003
- Frame shop area w/10'x10' OH door, radiant heat & floor drain
- Storage room w/walk up attic storage

36'x26' Building

- Built in 2010
- Uninsulated, concrete floor
- 14'x12' OH door and 9'x7' OH door

Property is situated on a 0.5 acre lot with city water, city sewer, natural gas, 3-ph. electric & upgraded lighting.

Included: (4) Window A/C units, Any items present on the day of final settlement/closing.
Not included: 32'x48' garage building, Saima Titan paint booth w/paint mixing room, Air compressor, Attached & unattached work benches & shelving, Hose reels, All items listed on equipment auction.

PAINT BOOTH & GARAGE (SOLD SEPARATELY AT 1PM)

(Buyer's Premium is 10% capped at US \$1,000.00 per lot)

2007 Saima Titan Accu-Draft, paint booth, 30'x14' inside, full down draft, full lighting, drive in/pull out configuration, 7' grate entry ramp, natural gas heat system, (2) 3-phase WEG 15 hp. fan motor's

ICI Auto Color Paint Mix System, scale, monitor, computer, color matching system, mix racks, mixers, includes Safety-Kleen 1077 paint gun cleaner

32'x48' Garage with (2) overhead doors

Buyer(s) responsible for safe removal of paint booth, paint system & garage by October 27, 2023



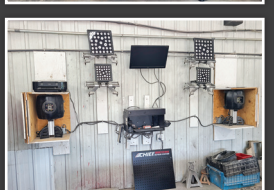
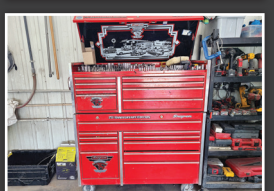
FRAME MACHINE & PAINT MIX SYSTEM

(Equipment buyer's premium is 10% capped at US \$1,000.00 per lot)

Galaxy Star Rack 360, frame machine, 19'x7', (2) rolling towers, pneumatic/hyd., (2) loading ramps, (4) pinch weld clamp assemblies, w/tooling
John Bear/Snap-On, computerized wheel alignment system, 115/230v, (2) turntable pads, (4) targets, (2) sensors, monitor, printer

SNAP-ON EQUIPMENT, TOOLBOXES & TOOLS

- Snap-On**, wheel balancer, single phase, 115v, w/display
- Snap-On**, rim clamp tire machine, 2 speed, 230v, single ph., 110-170 psi
- Snap-On**, air compressor horizontal, 120 gal. tank, 2-cyl. 2-stage compressor, 3-ph. 20 hp. Baldor motor
- Snap-On Zues**, scope module M4 complete diag. computer (recently updated)
- Air Dryer**, 24"x30"x12"
- Snap-On**, toolbox, 2-part, bottom is 10-dr., 40"x54"x24", top is 8-dr. w/top lid, 20"x54"x24"
- Mac Economizer**, toolbox side table, 43"x27"x18" 10-dr., wheels
- Qty. of Snap-On** cordless ratchets, impact wrenches, 3/8" & 1/2" drive
- Snap-On Plasma 301**, plasma torch, 120v
- Snap-On Koolare Plus**, 115v, uses 1234yf gas
- Snap-On Koolare Plus**, 115v, uses 134a gas
- Chief Elektron** multi-mig welder inverter, 220v, single ph.
- Chief** multi-spot M30 Pro alum. repair kit, 110v, w/alum. tooling, w/box
- Pro Spot** dent puller/welder i4 inverter, (3) ext. arms, water cooled, 3-ph
- Eagle II** dent puller, 120v; **Chief PNP 90** pneumatic hyd. universal riveting
- Dent Fix The Shark II**, dent puller, 110v
- Brunswick 7400** strut spring compressor, wall mount
- NOS** floor jack, 3 ton
- Schumacher** battery charger, 200/40/10/2 amp output, 120v
- Performance Tool** 2-Ton Engine Hoist
- Hyd. porta-power
- Snap-On & Misc.** hand tools
- Lincoln Power Mig 110, welder, w/gas
- Lincoln Power Mig 220, wire welder, w/gas
- 36" Metal Brake; Oxy-Acetylene Torch Kit; Sandblasting Cabinet; Sand Blaster



REAL ESTATE TERMS & CONDITIONS

Terms: 10% down payment on September 27, 2023. Balance due at final settlement with a projected date of November 10, 2023, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of November 10, 2023. **Real Estate Taxes:** To be prorated to date of possession on the basis of the last available tax statement. The seller shall pay any unpaid real estate taxes payable in prior years. 2021 Real Estate Taxes - Tax Parcel: 02-26-452-008 = \$1,782.00 Net

Special Provisions:

- The real estate auction will have a 5% buyer's premium. This means a buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.
- The Seller shall not be obligated to furnish a survey.
- This auction sale is not contingent upon the Buyer's financing or any other Buyer contingencies.
- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited.

- If in the future a site clean-up is required, it shall be at the expense of the Buyer.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- All lines, drawings, boundaries, dimensions, and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents.
- The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made on the day of sale take precedence over advertising.



DUANE MULLIN

Closing Attorney - William R. Jahn Jr. of Aspelmeier, Fisch, Power, Engberg & Helling, P.L.C.
For information contact Tim Meyer of Steffes Group at 319.385.2000 or 319.750.1233
Tim Meyer - Iowa Real Estate Broker Officer - B36355000

319.385.2000 | SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641



Licensed to sell Real Estate in IA, MN, ND, SD, MO, IL, WI, NE & MT. Announcements made the day of sale take precedence over advertising.