

Complete Electrical Contractor RETIREMENT AUCTION

NORM'S
KOESTNER
ELECTRIC, INC.

Auctioneer's Note: Norm Pilgram has been in business for 50 years and is a well respected businessman in the Greater Burlington area. Norm has decided to retire and liquidate all of Norm's Koestner Electric, Inc. at public auction. Steffes Group is pleased to have been selected to conduct this auction. Please bring a friend, as this will be a two ring auction with a LARGE offering of equipment & supplies! Online bidding will be offered on the major equipment.

BURLINGTON, IOWA

Auction held on site at 625 Valley Street.



THURSDAY, MARCH 1, 2018 | 10AM

REAL ESTATE SELLS FIRST!

LARGE OFFICE-STORAGE BUILDING

Looking for a place with space to grow your business? This Quonset style building has 4,200 sq.ft. of space and a 900 sq.ft. addition, for a grand total of 5,100 sq.ft. of space. The building features a front retail display area with counter, 3 offices, large conference room, restroom, workshop area and shop storage area with loading dock. Other highlights include a new roof on the conference room side, high efficient gas forced air furnace with central air, electrical breaker box, 0.70 Acre lot and Zoned C3.

Included: (2) Refrigerators, Freezer

Not included: Shelving, All equipment of the business

Terms: 20% down payment on March 1, 2018. Balance at closing with a projected date of April 16, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of April 16, 2018.

Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Gross \$1,857.04
Business Credit: (\$682.17)
Net: \$1174.00 (rounded)

Special Provisions:

- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- The buyer acknowledges that he/she has carefully and thoroughly inspected the real estate and is 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 same.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

REAL ESTATE PREVIEW: Thursday, February 15th from 10-11AM



Auctioneers Note: 2 Ring Auction! Online bidding on major equipment starts at 12:30pm.

BUCKET TRUCK & PICKUP

1994 Ford F700, 128,872 miles, V8, auto, with Holan 83G-42 bucket/boom lift, outriggers, Astoria contractors box, 11R22.5 dual rears, VIN 1FDPF70J5RVA40990

2000 Dodge Dakota Sport, 259,037 miles, 4x4, ext. cab., V8, auto, cloth, power windows, power locks, AM/FM/CD, receiver hitch, P235/75R15 on alum wheels, VIN 1B7GG22N6YS545621

TRAILERS

18' jobsite trailer, single axle
4'x10' single axle trailer
Portable Scaffolding on JD running gear

LIFTS & TRENCHER

Genie Z-45/22 boom lift, DC power
Genie Z-30/20 boom lift, elec.
Skyjack SJIII 3226 elec. scissors lift
Skyjack SJIII 3220 elec. scissors lift
Mec 2034HT elec. scissors lift
Genie AWP-30s elec. man lift
DitchWitch 1820 walk behind trencher, Honda 18hp, 311 hrs.

CARGO VANS & CUTAWAY VAN

2009 Chevy Express G2500 van, 167,224 miles, V8, auto, contractors shelving, ladder rack, LT245/75R16 tires, VIN 1GCGG25C591170354

2008 Chevy Express G1500 van, 213,164 miles, V6, auto, contractors shelving, ladder rack, receiver hitch, LT245/75R16 tires, VIN 1GCFG15X81189585

2006 Chevy Express G1500 van, 174,574 miles, V6, auto, contractors shelving, ladder rack, LT245/75R16 tires, VIN 1GCFG15X461137723

1997 Ford Econoline 250 van, 106,153 miles, V6, auto, shelving, ladder rack, receiver hitch, LT245/75R16 tires, VIN 1FTHE2428VHB84883

1997 Chevy 3500 cutaway van, 178,392 miles, V8, auto, 14' box, rollup door, LT225/75R16 dual rears, VIN 1GBHG31R7V1040823

BENDERS, THREADERS & TOOLS

Greenlee 881 hyd. conduit bender; **Greenlee** conduit bender & stand; **Greenlee** 960 hyd. power pump; Several electric & manual conduit benders; **Rigid** 300 threaders; **Rigid** A frame stands; Several **Rigid** threaders & dies; Large quantity of **Milwaukee** cordless power tools to include: porta band saws, jigsaws, drills, hammer drills & circular saws; **Bosch & Hilti** hammer drills; Hole saws; Hand tools; Safety harnesses; **3M** PC200 labeler; Several ladders & ext. ladders; Scaffolding; 8 & 10hp portable generators; **Miller Bluestar 2E** gas power welder; **Kawasaki** gas power pressure washer; Shelving; Several job boxes; Contractor shelving for van; Large inventory of electrical supplies to include conduit, connectors, electrical boxes, meter boxes, panels, fuses, breakers, etc. This just a highlight of the tools & equipment! Several racks of tools, inventory & support equipment, normally associated with a large electrical contractor.



View more pictures at SteffesGroup.com

NORM'S KOESTNER ELECTRIC, INC. | Norm Pilgram, President

Alyssa R. Stewart – Attorney for Seller

For details contact Nate Larson at Steffes, 319.385.2000 or by cell 319.931.3944

