

Commercial Real Estate & Crane Liquidation

AUCTION



All lines and boundaries are approximate

Auction held onsite at 3012 1/2 4th Street, Clear Lake, IA
1/4 mile east of exit 193 of Interstate 35.

Clear Lake, Iowa

THURSDAY, NOVEMBER 15, 2018 AT 9AM

Open House on Thursday, November 1st, from 10-11AM



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Auctioneer's Note: Please be on time as this will be a short sale time. General sale order will be shop equipment followed by the lawn mower, motorcycle, truck, trailers, toy hauler, crane & rigging items. We will finish the auction with the real estate. If you have questions pertaining to the equipment, feel free to call Randy at 641.425.0231.

2,500 SQ.FT. BUILDING ON 1.65 ACRES M/L
Property located at 3012 1/2 4th Street, Clear Lake, IA

If you are looking for storage space or a place for your business, take a look at this property located close to Interstate 35. This 2,500 sq.ft. steel clear span building was built in 2003 with insulated walls and concrete floors. This building has an approximate 30'x50' shop area with a 12'x14' overhead door & opener, along with a 10'x19' studded garage with a 9'x7' overhead door and attic storage. This side of the building also has a 3/4 bath, utility room with washer/dryer hookups, 800 amp breaker box and an electric water heater. The other part of the building has an approximate 18 1/2'x50' shop/storage area with a 12'x14' overhead door. Other amenities include a gas forced air furnace with central air and city sewer. All situated on a 1.65 acres m/l. Zoned Industrial-1.

Not included: 500 gal LP tank(leased from Nelson Petroleum), All personal property

TERMS: 20% down payment on November 15, 2018. Balance due at closing with a projected date of December 28, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of December 28, 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/Net: \$5,136.00

Special Provisions:

- There is a recorded perpetual easement for ingress and egress in favor of this property, through the south adjoining property.
- It shall be the responsibility and expense of the buyer to install a new water line & meter to property, as water is currently shared with adjoining property.
- 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.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- 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.



CRANE & EQUIPMENT

1996 Link-Belt HTC-8670 crane, 82,419 miles, 9,931 hrs., Detroit Series 60, Eaton Fuller 9 spd., 4 section power boom, main boom 115', jib boom 36.5', tip jib 29.5', 181' tip height, 70 ton, 16,000lbs of counter weight, updated LMI(approx. 6 yrs ago) 12R22.5 tires on alum wheels, S/N F216-5262 (Inspection certificate good until 5-24-2019)

Numerous cables & hooks

Several clevis

Several **Rockford Polyester** roundslings

24' load equalizer I beam

Crane man lift basket

1500lbs test weight

Digicom wireless headsets

HARLEY DAVIDSON

2007 Harley Davidson Road King, 54,163 miles, 96 cu.in. motor, 6 spd., windshield, roll bars w/ foot pegs, leather saddle bags, back rest & rack, Rinehart exhaust, M485B16 rear, MT90B16 front, VIN 1HD1FR4197Y641667

Titan Lifts pneumatic over hydraulic platform lift, 9'x30" w/ 89"x10.5" side rails, dolly wheels

Haul Master motorcycle dolly

Go-cart w/ B&S motor

Shore Lift alum boat lift



TOY HAULER

2013 Vengeance, 36', tandem axle, fifth wheel, kitchen and living room slides, 10' garage, with ramp/deck & two couches, kitchen with couch, center island, gas stove top, refrigerator, microwave, 1/2 bath, master suite with 3/4 bath, 2 A/C units, 50 amp, gas hot water heater, 235/80-16 tires, VIN 4X4FCTH24DY205489

TRUCK & TRAILERS

2004 Dodge Dakota, 153,965 miles, 4WD, Magnum 4.7L V8, auto, quad cab, cloth, AM/FM, CD, Cassette, power windows, power locks, receiver hitch, P245/70R16

Load Trail trailer, tandem axle, 20'x7', wood floor, 4' tail gate/ramp, 3,500lb axles, 205/75-15 tires

Trailer, single axle, 7'x8'

RIDING LAWN MOWER & LOG SPLITTER

eXmark Lazer ZX-Series, 146 hrs., zero turn, 60" deck, Kawasaki 29 hp, S/N LZX29KA606SS

Dirty Hand Tools, 27 ton log splitter, portable, Kohler 6.5hp 3000 series gas engine,

Fimco, 20 gal, 2 wheel sprayer, 12v elec. pump

Lawnboy push mower

Poulan Pro chain saw

Stihl weed eater

1000 gal LP tank

SHOP EQUIPMENT

2014 C-Aire vertical air compressor, 7 1/2 hp, 2 stage, 80 gal. tank, Model A075V080-1230; **Master Force**, portable air compressor, twin horizontal tanks, Honda GX160 gas engine, model MFPT5590HE, S/N 10071242; **AaLadin 1440**, hot water pressure washer, kerosene, diesel or heating oil, 230V 1 phase, 30A, S/N 20366; **Alkota** hot water pressure washer, gas powered; **Miller Millermatic 200**, mig welder, 200/230V, 46/40A, 1 phase, S/N KA766480; **Keller 5128 28'** fiberglass ext. ladder; **Rock River 6'** fiberglass step ladder; **Werner 5'** fiberglass ladder; **Astroline 10 ton** porta power set; **Dayton** tap & die set; **Hanson** tap & die set; **Irwin** HD bench vice; **Record** bench vice; **Jet 2 ton** elec. hoist; **Ingersoll-Rand**, 3/4" pneumatic impact wrench; **Torch** kit w/ tanks & cart; **Chicago 1/2hp** drill press; **Wissota** bench grinder; **Steel** welding bench on casters **Elec/hyd.** shop press, 5hp, 1 phase; **Milwaukee 8"** metal cutting saw; **Hitachi 14"** cut off saw; **Homak** parts washer; **Oil** drain; **Campbell Hausfeld** pneumatic nail gun; **Jack** stands; **Alum** tool box; **Lincoln 12V** grease gun; **Makita** grinder; **LB White 346T** LP heater; **Floor** jack; **Bolt** cabinets; **Shop** cart; **Oil** barrels on cart; **Ranger Products RST-55B** sand blaster 40lb capacity; **Little Giant Xtreme** folding ladder; **Hand** & shop tools; (2) **Shopvac** 16 gal.; 11 gal. air tank; **air** tank; **Pullers**; **Elec.** barrel pump; **Chain** binders; **GE** side by side refrigerator; **Ratchet** straps; **Hitches**; **Tailgate** Char-Griller; **Gas** cans; **Oliver 3pt.** arms

Online Bidding on Major Items!

RANDALL L. STILES REVOCABLE TRUST AND YVONNE E. STILES REVOCABLE TRUST

Randall L. Stiles & Yvonne E. Stiles – Trustees | Jacquelyn K. Arthur – Attorney for Sellers

For details contact auction manager, Nate Larson or Duane Norton of Steffes Group, 319.385.2000 or by cell Nate - 319.931.3944, Duane - 515.450.7778



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