

Commercial Real Estate & Automotive Shop Liquidation

RETIREMENT AUCTION

Wapello, Iowa



TUESDAY, FEBRUARY 4, 2020 AT 11AM **LIVE AUCTION**

Open House on Tuesday, January 21st from 11-Noon

Auction of the real estate to be held on site at 1150 Industrial Park Road, Wapello. Located 1 block west of Highway 61.

Auctioneer's Note: After 41 years in the auto mechanic business, Doug Mills has decided to retire and sell the buildings and shop equipment of Mills Sales & Service. Bid your price at the live auction of the real estate and timed online auction of tools & equipment!

42'x88' & 42'x60' Buildings on 1 Acre M/L

If you are looking for a place to expand your business, don't miss this auction! This property lends itself too many possible business applications or storage uses.

The 42'x88' building features an office with a front counter, waiting area, along with 2 private offices, break room, 1/2 bath and a gas forced air furnace. The four bay shop has four 10'x10' overhead doors, storage space, floor drain, 1/2 bath and a Reznor hanging gas heater. The shop has 3 phase electric.

The attached 42'x60' steel frame building is insulated with concrete floors, 10'x10' overhead door, 1/2 bath and office area. Zoned I-1. City utilities. All situated on a 1 acre corner lot.

Not included: Reznor oil furnace & tank, Forward vehicle lift, Alignment rack, (2) Air compressors, Attached air reels, Attached cabinets, Signage, Attached & unattached shop equipment.

TERMS: 10% down payment on February 4, 2020. Balance due at closing with a projected date of March 20, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of March 20, 2020.

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 \$3,046.87
Business Cr. (\$1,119.96)
Net Taxes: \$1,926.00

SPECIAL PROVISIONS:

- 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.
- Seller shall not be obligated to furnish a survey.
- 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 they have 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 real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

MILLS SALES & SERVICE

Doug Mills, 563.506.7820

David L. Matthews - Attorney for Seller

For information contact Russ Lamp at Steffes Group, 319.385.2000 or 319.212.0774



TIMED ONLINE AUCTION

Opens: January 28th / Close: Tuesday, February 4, 2020 at 5PM

Location: 1150 Industrial Park Road, Wapello, IA / Loadout: Thurs., February 6th, 10AM-4PM



VEHICLE LIFT

Forward Lift, 10,000lb lift, model 110N000M (to be removed by buyer)

ALIGNMENT SYSTEM

2012 Snap-On John Beam EEWA557A Prism, alignment system, sells w/ Snap-On tool chest (model KRSC46GPC), Dell processor, 24" monitor, keyboard, printer
Alignment rack w/ turn tables (hoist in floor stays with building)

SHOP EQUIPMENT

Reznor used oil burner system & Reznor used oil tank & pumps, Sanborn vertical air compressor, 7 1/2 hp, 2 stage, 80 gal., 3 phase
Quincy, horizontal air compressor, 5hp, 2 stage, 80 gal., 3 phase

SHOP EQUIPMENT

Coats 5065EX tire machine, Hunter DSP 9500 wheel balancer, Hunter 8-3 wheel balancer, Blueboy American tube bender, 220 amp, Ammco brake drum & rotor lathe, Snap-On YA-212A industrial mig welder, 230 amp, Torch & cart, Continental shop press, 20 ton, Continental engine hoist, 1 ton, Viper AF-3400 coolant flush system, Black & Decker valve grinder, Porta-Cool system, Branick PS7585 pneumatic strut compressor, Robinar R-134 AC recycling system, RTI Technologies automatic fluid exchanger, Snap-On 30 gal. parts washer, Snap-On AVR 12 volt start & charge system, MT-1552, Snap-On Solace Ultra diagnostic system, Snap-On Counselor XL, Napa 10-10 battery charger, Snap-On 2 ton floor jack, Lincoln AC 225 arc welder, Napa floor jack, Z91-6420, Bench grinder, Metal bench w/ vice, Various tool carts, Various work benches, AC vacuum pump, Various bolt bins, Used oil receiver w/ pump, Topside creeper, Transmission jack, Porta power, and Various Other Tools.



MORE PHOTOS ONLINE



SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

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

