

TIMED ONLINE Commercial Real Estate Auction

CLOSES: MONDAY, JULY 12, 2021 AT 4PM
Opens: Monday, July 5th

OPEN HOUSE
Monday, June 28th
from 4-5PM

Ottumwa, Iowa

Located in the Ottumwa Regional Airport Industrial Park at 14706 2nd Avenue. Directly across from the airport terminal.



FABRICATION EQUIPMENT

AUCTION

TIMED ONLINE

Opens: Tuesday, July 6th

CLOSES: TUESDAY, JULY 13 2021 AT 5PM

EQUIPMENT LOCATION: 14706 2nd Avenue, Ottumwa, Iowa

118'x130' COMMERCIAL BUILDING ON 1.23± ACRES

Looking for a place to expand your business? Don't miss this chance at a large building that offers, office space, heated workshop & plenty of storage space. This building could accommodate your manufacturing, business or storage needs.

- 118'x130' building is divided into four spaces
- Office space with conference room, break room, storage room, locker room w/ shower & restrooms; Office has forced air & wood furnace heat
- Steel lined heated shop w/ trench floor drain & (2) 12'x14' overhead doors. Shop has hanging heater & wood furnace supplement heat
- Large storage area w/ trench floor drain & (2) 14'x14' overhead doors
- Storage area w/ trench floor drain, freight dock & (2) 12'x14' overhead doors
- Metal roof is approx. 14 years old
- Property has underground fuel tank (condition unknown)
- Zoned I-2 Heavy Industrial
- City Utilities, Alliant Energy electric, MidAmerican gas
- 3 phase electric service w/ single phase converter

Not included: Air compressor, Pallet racking, Security system, Pool table, Pool table light, All attached & unattached equipment & shelving.

Included: Outdoor wood furnace, 3 phase to single phase converter, (2) pallets of drain grating, Window A/C unit, Any item present on the day of final settlement.

Terms: 10% down payment on July 12, 2021. Balance due at closing with a projected date of August 26, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of August 26, 2021.

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.

Real Estate Taxes – Tax Parcel 007252340774030:

Gross \$1,138.90 - Bus. Prop Credit (\$441.97) = Net \$696.00 (Rounded)

City of Ottumwa Airport Service Fee: \$751.82

City provides police, fire, street lighting and street maintenance, street cleaning and street snow removal.

Special Provisions:

- This online auction will have a 5% buyer's premium. This means the 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.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.

- 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.
- If in the future a site clean-up is required, it shall be at the expense of the Buyer.

- The Buyer acknowledges that Buyer 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 condition of the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



PICKUP TRUCKS

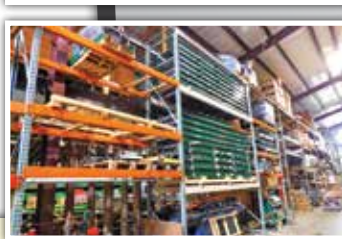
2006 Dodge Ram 3500, 183,643 miles, 2WD, Cummins diesel, 6 speed, crew cab, metal bed, cloth interior, bench seat, cruise, trailer tow, gooseneck ball hitch, front brush guard, LT235/80R17 tires, steel wheels, VIN 3D6WL48C466181352



2006 Chevrolet 2500, 77,491 miles, 2WD, 8.1L, gas, automatic, crew cab, cloth interior, bench seat, power windows, locks, mirrors, tilt, cruise, trailer tow, gooseneck ball hitch, aerial work platform, LT245/75R16 tires, VIN 1GCHC23G96F159328



2003 Chevrolet 2500, 126,138 miles, 4WD, 6.0L, gas, ext. cab, cloth interior, bench seat, power windows, locks, & mirrors, tilt, cruise, trailer tow, gooseneck ball hitch, VIN 1GCHK29U13E301933



2001 GMC 2500, 2WD, 8.1L, gas, ext. cab, long bed, cloth interior, power windows, locks, & mirrors, trailer tow, gooseneck ball hitch, VIN 1GTHC29G81E327191

VAN TRAILERS

1989 Kentucky, 53', VIN 1KKVA5324KL085137

1989 Great Dane, VIN 1GFAA9622EB056244

1983 Fruehauf, VIN 1HP2V04826LE003148

1972 Fruehauf, VIN MAP351696

TRAILERS

Loadmax, gooseneck flatbed, 5' beavertail, tandem axle, ramps
American Hauler, enclosed trailer, tandem axle
Bumper Hitch Triple Axle Trailer, wooden deck

More photos online at SteffesGroup.com!

MANLIFT & FORKLIFTS

Sky Jack, manlift, pneumatic tires
Yale LP GS1C040, 3,144 hrs., forklift, 4,000 lb. capacity, pneumatic tires, S/N 170239
Clark LP C500, forklift, 3000 lb. capacity, S/N 26612266155
Clark, LP forklift
Clark, forklift, electric
Hyster, forklift

INDUSTRIAL METAL WORKING

(2) **Miller Bobcat 225**, welders
Miller MC3000S, welder
Bridgeport Mill, S/N 100773
Monarch, lathe
Linde, welder on stand
Hydracrop 100SD, jog punch/jog shear
Do All 26, metal band saw, V-26, S/N 26512570

Teledyne Pines, hydraulic bender, S/N 1123579155

Hydraulic Lift Platform on casters; Metal Hydraulic Band Saw; Drill Press

MISC. SHOP TOOLS & PARTS

Pallet Racking; Job Boxes;
Cornwell tool box top & bottom;
Werner 12' fiberglass ladder;
Clark tool box w/base; Metal Work Bench; Large quantity of conveyor parts; Engine on stand; Hand tools; Power tools; Pool table & more!

SPECIALTY FABRICATION, LLC

David D. Dixon – Attorney for Seller

For information contact Steffes Group at 319.385.2000;

Mason Holvoet at 319.470.7372 or Terry Hoenig at 319.470.7120

SteffesGroup.com

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