

Timed Online Commercial Real Estate Auction

Opens: Wednesday, January 5th
CLOSES: WEDNESDAY, JANUARY 12, 2022 | 4PM

Auctioneer's Note: Bob has worked 48 1/2 years at this location and has decided to retire. Steffes Group is pleased to offer the real estate and shop equipment on these Timed Online Auctions. The property could be suited for your business or storage needs.

917 6th Street SW, Hampton, Iowa



Open House: Wednesday, December 29th from 4-5PM

30'x60' Building with 20'x60' Canopy

- 1,800 sq.ft. shop with (2) 12' wide X 14' tall overhead doors, office & 1/2 bath
- Property has radiant heat, 3 ph. electric, city water & natural gas
- Attached 20'x60' metal canopy with concrete floor
- The property is zoned light industrial
- Situated on a 100'x165' lot

Included: Mounted Jib crane, Exhaust fan system, Any item present on the day of closing.
Not included: Refrigerator, Air compressor, Wood burning stove, All attached & unattached workbenches, shelving & equipment.

- Special Provisions:**
- This online real estate auction will have a buyer's premium of \$1,000. This will be 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.
 - If a bid is placed with less than 4 minutes left on the auction, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes.
 - The Buyer shall bear the responsibility and expense to have the septic system pumped (if required) & inspected, prior to closing, as required by the Iowa DNR. It shall also be the Buyer's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with Franklin County & Iowa Laws & regulations. Prior to closing, the Buyer shall acquire the proper paperwork required by the Franklin County Sanitarian for the septic system.
 - Seller shall not be obligated to furnish a survey.
 - 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.
 - This auction sale is not contingent upon 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.
 - 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.

Terms: 10% down payment on January 12, 2022. Balance due at closing with a projected date of February 25, 2022, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of February 25, 2022.
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 0733376013: Net \$658.00

Ward's Machine Shop, Inc. - Robert D. Harmon

George A. Cady III - Attorney for Seller
 For information contact Steffes Group at 641.423.1947;
 Steven Nelson at 641.430.2591 or Nate Larson at 319.931.3944



641.423.1947 | SteffesGroup.com
 Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641

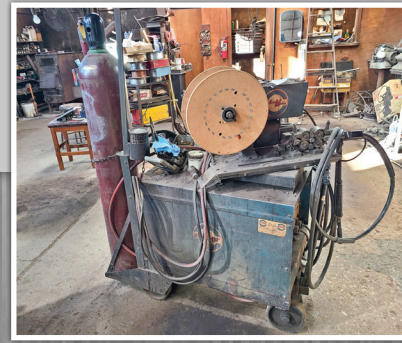


TRAILER, FORKLIFT & LOG SPLITTERS
 PJ, gooseneck trailer, 22' (17'+5'dovetail), deck over, tandem 7,000 lb. axles, (2) flip over ramps, 2 5/16" ball hitch, 235/85/R16 tires, 8-bolt steel wheels
 GerLinger F-12, three wheel rough terrain forklift, 12,000 lb. single stage mast, 68" forks, Ford 292 V8 gas, 8.25R15 tires
 Shop-built log splitter, 31" bed, hyd. quick connects, skid steer mount
 Shop-built portable log splitter, 19" bed, 3 hp., 3 ph., on 2-wheel cart, 15" tires
 Hijacker, double pivot 5th wheel hitch

WELDERS
 Miller Dynasty 350, AC/DC Tig & Stick, w/cart & cooled package, thumb & foot controls, S/N LH100485L (Seller states boards were updated last year)
 Miller Pro 300, welder/generator, 1,630 hrs., spoil gun/wire weld, stick leads 6010-7018, tig lift arc, Cat 3 cyl. diesel
 Miller MP-30E DC, Arc welder w/ MillerMatic 30A mig spool gun
 MillerMatic WC-1, spool gun for aluminum
 Miller Suitcase X-Treme 12VS, wire feeder
 Victor 102 Cut Master, plasma cutter
 Torch cart w/hoses & gauges

TOOLS
 Milwaukee 4208-1 magnetic drill press; (2) Milwaukee porta band saws; Milwaukee sawzall; Milwaukee right angle drill; Milwaukee angle grinders; Milwaukee 8" metal cutting saw; Bosch 11220EVS hammer drill; Grinders; Rigid die set; Rigid clamp stand; Honda 11 hp. gas power washer; Kurt machinist vice; Bold cabinet & hardware; Numerous vice grips & clamps; Jack stands; Antique greaser; Shop built wood burning stove; Electrical & mechanical chain hoists; Homelite chainsaws; Numerous drill bits; Dayton 30" fan on stand
 Large quantity of NEW metal tubing & piping inventory!

SHOP EQUIPMENT
 South Bend 8117-D, metal lathe, 7', 16" swing, 4-jaw chuck, 3 ph.
 Hawthorn, iron worker, 50 Ton, 1/2x10" cut, 1 1/4" 1/2 plate w/bits & brake, 1 ph.
 Shop-built hyd. press brake, 84", 2,500 PSI pump, 5 1/4" bore twin cyl., 1 ph.
 Shop-built hyd. press, 72 Ton, 4,000 PSI, electric/hyd. press, 3 ph.
 Shop-built press, 1 hp., 1 ph.
 Edwards No. 5, shear, on stand, 6" hyd. drive
 Blackhawk, drilling/milling machine, 1 ph, 1 1/2 hp., mounted on steel table, MT3 tapered drive
 Emerson Lynn 7120, bandsaw, 15" cutting, 1/2 hp., 1 ph.
 Stur Connection, free-standing 14" grinder/buffer, 3 ph.
 Wilton, drill press, 3/4" chuck, 1 hp., 3 ph., adj. table, gear drive
 Craftsman 150, drill press, adj. table, 1/2" chuck, 1/2 hp, 115V
 Champion Forge Co., drill press, 3/4" chuck, gear/belt drive, 3 ph.
 Hossfeld #1, bender w/ dies & stand
 Hossfeld #2, bender
 Dayton, roller/press, 54", 3 ph.
 Curtis CV969R, 5 hp., 3 ph., 120 gal. horizontal air compressor
 Phoenix, model 16, dry rod electrode stabilizer oven
 Large quantity of welding rod



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