

# TIMED ONLINE REAL ESTATE AUCTION

**Opens: Thursday, March 10th**  
**CLOSES: THURSDAY, MARCH 17, 2022 | 4PM**

**Auctioneer's Note:** Tony was well known throughout the Midwest for his dirt late model driving career to inventing the Paw Saver steering wheel to chassis fabrication and engine building at his shop, Stewart Automotive & Engineering, LLC. Tony passed away on November 17, 2021 and the family has decided to sell the building and the equipment of the entire engine & fabrication shop on these two Timed Online Auctions. Dennis Brown better known as "Brownie" helped Tony for over 35 years. "Brownie" will be available to answer questions pertaining to the shop equipment at 563.506.7907

## LARGE 4,400 SQ. FT. BUILDING - 1115 East 4th Street, Washington, Iowa

- The original 38'x50' pole frame building was built in 1973 and offers a fabrication/workshop with a 12'x10' overhead door & opener, office, parts storage, ¾ bath and a walk up attic storage with a Heil gas forced air furnace.
- The 50'x50' steel frame building was built in 2000 and offers an engine assembly room, engine dyno room, machine shop room, parts wash room and a fabrication room with 12'x10' overhead door & opener. This addition has in floor heat and is clear span, which allows for removal of interior walls for your desired application.
- Property has 3 phase electric, city water, city sewer & natural gas.
- The property is zoned B-2 General Business.
- Situated on a 0.25 acre corner lot.

**Included:** Air compressor, Any item present on the day of closing.

**Not included:** All engine dyno equipment, Air hose reel, All attached & unattached workbenches, shelving & equipment, Attached Stewart Automotive & Engineering LLC Sign, Refrigerator.

### Special Provisions:

- This online auction of the real estate 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. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.
- 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.
- Seller shall not be obligated to furnish a survey.
- 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.
- 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.
- 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.
- Seller states the newer addition's roof in the wintertime has a condensation issue.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

**Terms:** 10% down payment on March 17, 2022. Balance due at closing with a projected date of May 2, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of May 2, 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 Parcels 1117428012, 1117428014:** Gross \$3,538.79 - Business Cr. (\$1,320.78) = Net \$2,218.00 (Rounded)



**OPEN HOUSE:**  
**Thursday, March 3rd from 4-5PM**



ALL LINES AND BOUNDARIES ARE APPROXIMATE

## TIMED ONLINE ENGINE & FABRICATION SHOP EQUIPMENT AUCTION

**CLOSES: THURSDAY, MARCH 17, 2022 | 5PM**

**Load out: Friday, March 18th from 9AM-4PM**  
**and Monday, March 21st from 9AM-4PM**  
 Steffes skid loader available to assist in loading, these two days only!



### 1940 BUICK, 2014 STEWART IMCA MODIFIED & MINI MODS

**1940 Buick Super**, 2-door, 2", chop top, project car w/2013 Camaro LS3 motor w/Holley high rise intake and trans., fabricated frame, 9" Ford floater reared, parts include new limited slip spool, alum. radiator, air ride shocks, donor rolling chassis w/ motor and trans., many other parts (Motor & trans. will need to be rebuilt, as it came out of a flood vehicle)

**2014 Stewart IMCA Modified**, A mod, 4-bar, biscuit pull rod, Winters 4.86 quick change reared, 1972 Chevelle front end, Kirkey 15-1/2" seat, Fuel Safe 22 gal. fuel cell, Bert Gen 1 trans., Chevy 393 cu. in. IMCA alky motor, Sweet belt drive tandem pump, Braswell fuel log, Aeromotive regulator, Crane ignition, sells complete less carburetor (last raced in 2018, approx. 20 feature wins)

**(2) New Mini Mod Frames**, sells w/new parts to include (8) BSB shocks, spindles, calipers, (4) alum. bird cages, springs, fuel cell, alum. radiator, steering gear, includes mini mod frame jig & more



### MOTOR & BERT TRANSMISSION

**Chevy 383**, steel motor, 12:1 compression, Dart ported steel heads, Compstar crank and rods, CP pistons, Eason camshaft 254-258-8-2, .023 lash, new rebuild, sells w/engine cradle  
**Chevy 355**, block, 4-bolt main, needs to be bored .40 over  
 Bert 1st Gen. trans.  
 Bert ball spline, tail section  
**New Ford 9" floater** rear end w/hubs & rotors, drive flanges, axles, seals & inner seals

**Watch for the complete listing of heads, intakes, cranks, pistons, engine parts, fuel cells, and race car parts!**



### ENGINE DYNO & MACHINE SHOP EQUIPMENT

**Stuska TrackMaster LC**, engine dyno, 1,600 hp. dyno, sells w/PowerPro data acquisition system, dual stage brake, dry sump system, (2) fuel tanks w/Magna fuel pump, Stuska cooling tower, (2) sets of headers (spread port & 23"), (2) truck mufflers, computer updated in 2021 (Buyer responsible for dismantling and removal)  
**Hines HC-500-CC Horizontal Rotating Balancing Machine**, 110v, S/N 2000-37 (Buyer responsible for removal - top head will need taken off to be removed from the machine shop)  
**Vectrax GS20V**, mill, Acu-Rite Mill-Mate readout, power feed XY, 3-phase, S/N 853017 (Buyer responsible for removal - top head will need taken off to be removed from the machine shop)  
**Nova Tool 1236**, lathe, 36" bed, 3-jaw chuck and tooling, 220v, S/N 1993-12 (Buyer responsible for removal)  
**Chindlund Machine Works CH-2 Cylinder Hone**, 110v (Buyer responsible for removal)  
**Sunnen Precision Honing Machine LBB-1299**, 120v (Buyer responsible for removal)  
**Better Engineering**, parts washer, 220v (Buyer responsible for removal)  
 Shop-built flow bench, clone of a SuperFlow (Buyer responsible for removal)  
 Hyd. shop press, sells w/pneumatic hyd. pump  
**MSC 951200**, drilling & milling machine, 3-phase  
**Kwik-Way**, valve grinder, 110v, S/N VS6165  
 Intercomp pull rod tester, digital readout  
 Mill cylinder head fixture  
 Mill engine block fixture  
 Mill vice



### TOOLBOX, WELDERS & SHOP EQUIPMENT

**MAC MB1700**, toolbox, 16-drawer; **Lincoln Square Wave Tig 275**, w/tank; **Lincoln Power Mig 255C**, w/tank; **Hypertherm Max 40**, plasma cutter, 220v; **Pattern torch table**, w/tanks; **Chicago A1-16**, bench top drill press, 5/8" chuck; **Turn-Pro 1712041**, 7"x12" metal bandsaw; **Wilton 3002**, 4-1/4"x6" metal bandsaw; **Dayton**, cutoff saw; **Baldor 662**, bench grinder; **Torch set** w/tanks & cart; **Pipe bender**, air over hyd., 10T, w/dies 3/4"-2"; **Pipe bender**, air over hyd., w/dies, 1.5" square & round, 1-3/4" round; **Shop-built** bead blast cabinet; **Disc belt sander**, 6" belt and 9" disc; **Gray 100**, air bumper jack; **Air bumper jack**; **Cherry picker** engine hoist; **Engine stands**; 6' **Sheet metal brake**; **Sheet metal shrinker/stretcher** tools; (4) **Metal work benches**; **DeWalt** power tools; **Vices**; **Hand tools**, **Sockets**, **Wrenches**, **Vintage Union 76** gas cans, and much more!



**The Late Tony Stewart**  
**Contact Dennis Brown, 563.506.7907 for equipment details**

**Alyssa R. Stewart - Attorney for Seller**

For information contact Lynn Richard of Steffes Group, 319.385.2000 or 319.931.9090

319.385.2000 | SteffesGroup.com

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



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

**TERMS:** All items sold as is where is. Payment of cash or check must be made sale day before removal of items. Statements made auction day take precedence over all advertising. \$35 documentation fee applies to all titled vehicles. Titles will be mailed. Canadian buyers need a bank letter or credit to facilitate border transfer.



**Watch for the complete bidding catalog online at SteffesGroup.com**