

Kosciusko Co. • Leesburg, IN

Real Estate & Personal Property Auction

Climate Control



950 North Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER:

Gary Bailey • 800-659-9759
phone: 260-244-7606 • 800-451-2709
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AC63001504, AU09200000



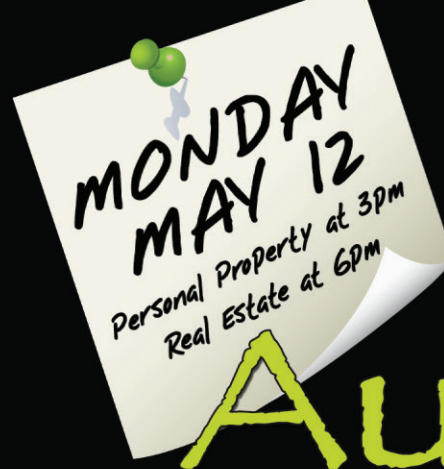
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MAY 2014									
SUN	MON	TUE	WED	THU	FRI	SAT			
				1	2	3			
4	5	6	7	8	9	10			
11	12	13	14	15	16	17			
18	19	20	21	22	23	24			
25	26	27	28	29	30	31			



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**MONDAY
MAY 12**
Personal Property at 3pm
Real Estate at 6pm

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CLIMATE CONTROL

115 W. VAN BUREN STREET, LEESBURG, IN

DIRECTIONS: On SR 15 in Leesburg, turn East on Van Buren Street.

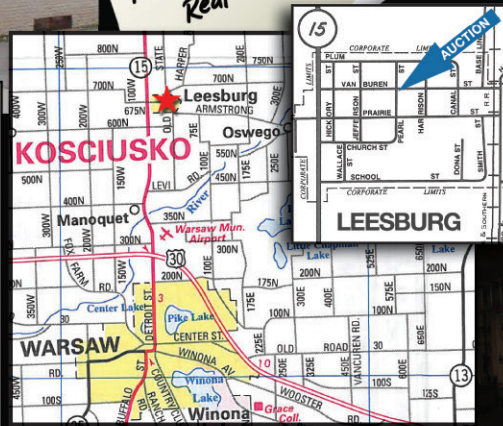
AUCTION LOCATION: On Site

Complete Dispersal • Real Estate • Tools • Equipment

Approximately 6600 square foot on the main level, Showroom, offices, 3 restrooms, shop area, overhead door, approximately 3000 square foot basement, and 3000 square foot area on the top floor, excellent for storage or potential apartment. Shop area is a metal pole building, roof on front building is under 10 years old.

Great opportunity for business, storage and potential living quarters in Downtown Leesburg.

REAL ESTATE INSPECTION DATES:
Thursday, April 17 & Friday, April 18th
10 am - 12 noon
Or call for private inspections.



TRUCKS - BACKHOE - TRAILER - FORKLIFT

(2) Ford F-350 box trucks, 2000 with 267,000 miles & 2006 with 103,000 miles both with bins • 1994 Ford F-350 dump truck excellent condition approximately 75,000 miles • 14' Cronkite backhoe trailer • Kubota L4350 tractor with LA950A loader & L5412 backhoe • Hyster 3500 lb. LP forklift

SEWER CLEANING & CAMERA - PIPE CUTTING & THREADING - SHEET METAL TOOLS

GENERAL: Gen Eye camera • Gen Eye locator • Mini-rooter • J2900 Jetter gas eng • CR 300 3/8" jetter hose & cart • Maxi-Rooter • Rigid K-50 drain cleaner w/ 2 drums • Rigid K75 sectional 4" drain cleaner w/ cables • Rigid #300 120 VAC power threader w/ tripod • (2) Rigid #700 120 VAC power units • Rigid #4 pipe threader w/ extra teeth • Rigid drive shaft for #4-P unit • 4' box & pan break 22ga • 3' box & pan break 16ga • Duct lift w/ outriggers & height ext. Pressure test equipment • heating & cooling test equipment & many more items

POWER TOOLS - HAND TOOLS

Battery power cart 500lb • CST Berger Laser • Partner 700 concrete saw • Rigid 320 Pro-press tool • Milwaukee 92 De-walt 2553 • (2) Bosch 11220 Hammer Drills • Carbide tip hammer drill core bits 1/2"-6"-6" • Diamond tipped wet core drill bits 3"-6" • Miller generator welder on cart • Coleman 4000 generator • 4" Bladder Trash pump • 2" Centrifugal trash pump • Drill press • Radial arm saw • 3 Ton hydraulic press • Drills • Saws • Saws-alls • battery operated tools • hundreds of hand & power tools • Wrenches • hammers • Sockets • Torch Set • 3 Ton engine lift

SUPPLIES

Pipe • Tubing • Freon • Shelving • Electric motors • Furnace filters • Parts • Fittings • Furnace pipe & duct work & many others items

OFFICE

Desks • Chairs • File cabinets • Storage Cabinets & many other office items

SALE ORDER: Small items, power tools, Trucks & Equipment at 5:30 pm, Real Estate at 6 pm all other items after Real Estate.

SCHRADER
Real Estate and Auction Company, Inc.

www.GaryBaileyAuctions.com

800.659.9759

OWNERS: Tom and Bonnie Moore / Climate Control
Personal Property Questions - 574-551-0381
AUCTION MANAGER: Gary Bailey 800-659-9759

TERMS AND CONDITIONS

PROCEDURE: There will be open bidding. Bid increments are at the discretion of the auctioneer.

DOWN PAYMENT: 5% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be in the form of cash, cashier's check, personal check or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site

immediately following the close of the auction. The final bid price is subject to the Sellers acceptance or rejection.

DEED: Seller shall provide a Warranty deed.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place within 30 days after proof of merchantable title.

POSSESSION: at closing.

REAL ESTATE TAXES: Prorated to day of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

SURVEY: No new survey.

EASEMENTS: The sale of the property is subject to any and all easements of record.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.** Tract acreage has been estimated based on aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation,

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representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.