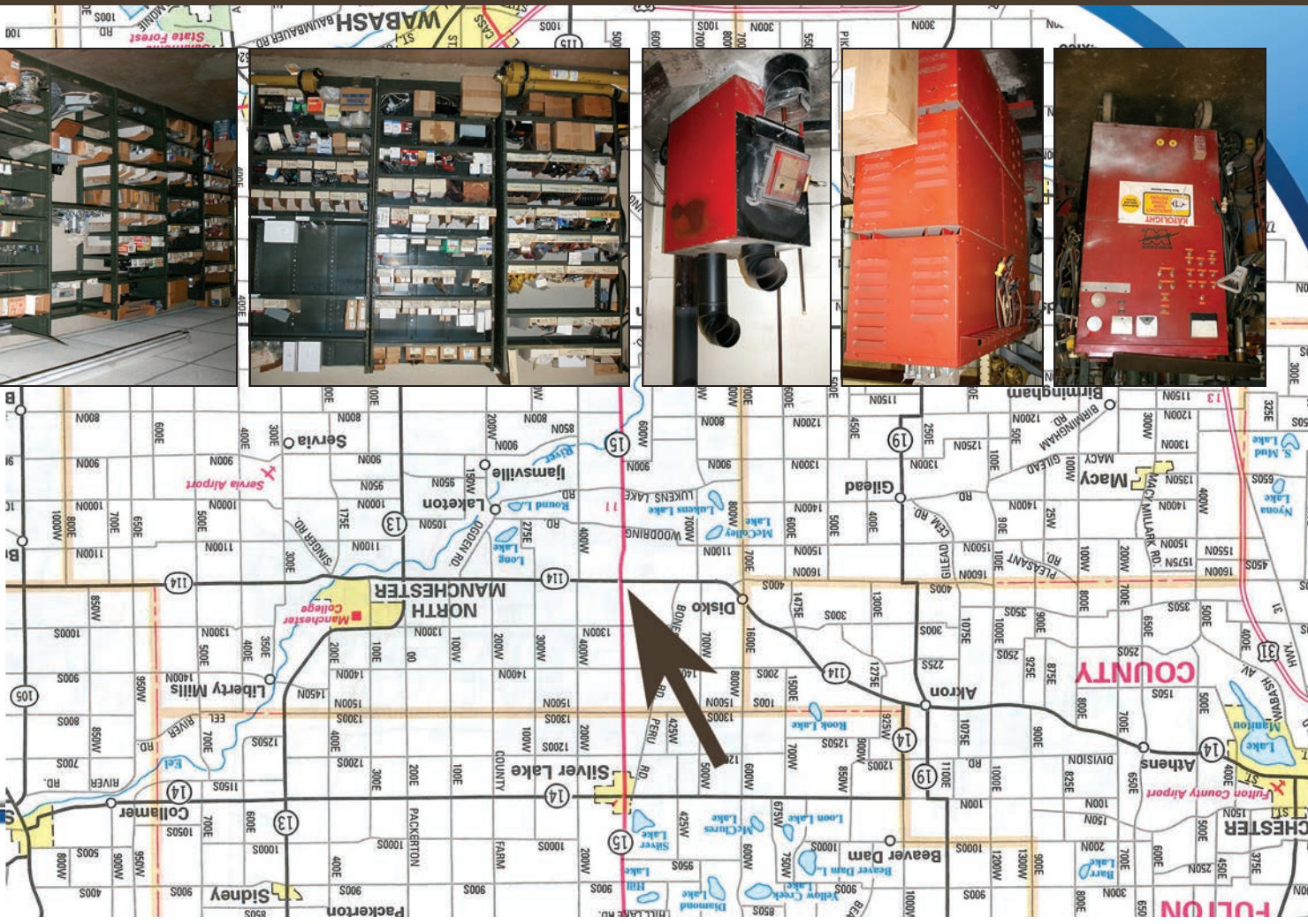


AUCTION

Saturday, July 11
9:00 & 10:30 AM

LOCATION:

12152 N. St. Rd. 15
North Manchester, IN 46962.
From Intersection of St Rd 15 and St Rd 114
travel north on St Rd 15. 2nd property on left.
Former Dickerhoff Electric, Inc.



REAL ESTATE TERMS & CONDITIONS:

DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of 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.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

DEED: An appropriate deed will be delivered at closing.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer, at Seller's expense, an updated title commitment prior to closing.

The cost of providing an Owner's Title Policy shall be paid for by the Seller at closing.

CLOSING: Closing shall take place 30 days after auction date, or as soon thereafter as applicable closing documents are completed.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Taxes will be pro-rated to date of closing.

SURVEY: A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. An inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of EASEMENTS: Subject to any and all existing easements.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents 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.

PERSONAL PROPERTY TERMS & CONDITIONS:
Cash or Good Check w/ Photo ID. All items sold "AS IS".



950 N. Liberty Drive
Columbia City, IN 46725
260-244-7606 • 1-800-451-2709
AC63001504, AU01005815, AU08600264

AUCTION MANAGER:

Ritter Cox
260-609-3306 cell

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| JULY 2015 | | | | | | |
|-----------|-----|-----|-----|-----|-----|-----|
| 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 | |

North Manchester
Indiana



AUCTION

REAL ESTATE AND PERSONAL PROPERTY

Saturday, July 11
9:00 AM Personal Property
10:30 AM Real Estate

- New Generators
- New Disconnects
- Stationary Generator
- Chevy Van
- Forklifts
- Tractor Loaders
- Trailers
- Mower
- Van Boxes
- Shop Equipment
- Display Racks
- Tools & Misc.



REAL ESTATE AND PERSONAL PROPERTY

AUCTION

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LOCATION: 12152 N. St. Rd. 15, North Manchester, IN 46962.

From Intersection of St Rd 15 and St Rd 114 travel north on St Rd 15.

2nd property on left. Former Dickerhoff Electric, Inc.

**INSPECTION
DATE:**
FRIDAY, JULY 10
1-4 PM

AUCTIONEERS NOTE: The Dickerhoff family has been in the generator business for over 60 years. Dave has decided to retire. Be prepared to bid on an excellent line of new generators and new parts for generators and many electrical supplies. Complete service van for mobile repair. Repair shop to maintain and service generators. Also support equipment and parts to operate a long time generator business. Dave would like to thank all past customers.

9:00 AM - PERSONAL PROPERTY

NEW GENERATORS NEW DISCONNECTS STATIONARY GENERATOR CHEVY VAN • FORKLIFTS TRACTOR LOADERS TRAILERS • MOWER VAN BOXES

SPECIAL NOTE: MTU Brand is new name for Katolight

- MTU 75kw w/ trailer, leads, 1 phase - 240v, 1000 pto & shaft
- MTU 65kw w/ trailer, leads, 3 phase - 240v, 1000 pto & shaft
- (2) MTU 50kw generator w/ trailer, leads, 1 phase - 240v, 540 pto & shaft
- MTU 50kw generator w/ trailer, leads, 1 phase - 240v, 1000 pto & shaft
- MTU 40kw generator w/ trailer, leads, 1 phase - 240v, 1000 pto & shaft
- MTU 25kw generator w/ trailer, leads, 1 phase - 240v, 540 pto & shaft
- "All above generators are new & have 5 year warranty"
- Gen Power 12kw generator w/ trailer, leads, 540 pto & shaft (3yr warranty)
- New ASCO auto 400 AMP disconnect, 3 phase, 480 volt
- New Winco auto 100 AMP disconnect, 1 phase, 4 wire
- New Eaton auto 220 AMP disconnect, 1 phase, SCR rated
- New Ronk manual 200 AMP disconnect, 1 phase
- Gen Tran manual 60 AMP disconnect w/ breakers
- SD manual 60 AMP disconnect 1 phase
- (6) used disconnect switches (parts only)
- Katolight 23kw stationary generator, 1 phase, LP only 177 hrs
- 2009 Chevy 3/4 ton work van, all wheel drive, auto, AC, racks, rear hitch - 200,000 miles
- Toyota G30 forklift, 6000 lbs, 2 stage ext. forks, LP, pneumatic tires 2646 hrs
- Toyota 1600 forklift, 2 stage, LP,

shows 867 hrs

- IH 2400 industrial tractor, diesel, 14.9x24 tires, dual pto, 3pt, shuttle shift w/ IH loader hyd. bucket, shows 1139 hrs
- Nomamco 6.5'x13' hyd tilt deck trailer, 7000 lb GVW, single axle w/winch
- 2000 6'x12' cargo trailer, tandem axle, ramps & winch
- Dixon 4515B ZTR mower 15.5 hp, 36" cut
- (1)22' & (1)20' alum truck van boxes for storage
- 12'x14' steel portable building insulated & wired to be removed

SHOP EQUIPMENT TOOLS DISPLAY RACKS TOWER INVENTORY MISC PARTS • MISC

- (2) Large & (1) small reactive load banks for testing generators
- Resistive load bank for testing
- Test Stand for 2 bearing generators
- 6" Jet bench grinder
- Rigid horizontal metal band saw
- 20" Craftsman drill press, 12sp., 3/4 chuck, 2hp
- IH Sp 40 hyd press
- Large Wisdom bench vise
- Acetylene torch set
- Rigid power threader w/ adj. dies
- Rigid pipe stand
- Rigid hand held power threader w/ dies
- Milwaukee right angle drill & hand drill
- Torch equipment
- Battery chargers
- Large tool boxes
- Craftsman wrenches
- Hammers
- Misc hand tools
- Large metal welding table
- Manguard electric hoist
- Manual chain hoist
- (2) 36" aluminum pipe wrenches
- (2) 24" aluminum pipe wrenches
- Weasler pto display rack w/ contents includes pto shafts, multiple yolks, safety pins, collars, etc.

- 100' Radio tower (to be removed)
- Johnson wood stove (late model)
- New & used elec motors, 2hp-1/3hp
- Pallet movers
- Floor jacks
- 500 gal used oil barrel
- Cement full dyke
- Misc wiring
- Generators for parts only
- Conduit benders & misc elec. benders
- Used SD elec. boxes
- Approx "600" plastic fuel tanks
- Used armatures
- New & used generator parts for assembly
- New mufflers & steel fuel tanks
- Bulk welder cable
- Lawson products, organizers w/ contents
- Lawson bolt bin
- All thread rod
- Used Antifreeze
- Foreman shop stations
- New motor capacitors, misc electrical, heating & AC parts
- Misc plumbing nipples, etc, step savers
- Extra generator leads & wiring
- New generator parts, breakers, plugs, battery chargers, etc.
- (2) New vaporizers
- Many new electrical boxes
- (2) Microfiche finders & cards
- Rebuilt armatures
- Step ladders
- Adj. high lift work stand
- Lubricants
- Portable lighting
- Wire terminals
- (3) office desk
- Filing cabinets
- many more misc items too numerous to list



10:30 AM - REAL ESTATE

1.17 ACRES WHICH INCLUDES 36'X60' POLE BARN WITH 28'X60' LEAN-TO AND 8'X60' OPEN FRONT PORCH.

Building has 2 baths, 3 offices, complete cement floor, central air, showroom, overhead door, lofts for storage, stone parking lot with easy access, St Rd 15 access. Investigate the possible business opportunities that this property could offer (zoned commercial).

BUSINESS OPPORTUNITY - over 60 years of successful electrical business and generators. If interested in well established business with multiple contacts and 3 state area, contact Auction Manager for details.

**OWNER: DICKERHOFF ELECTRIC INC.
DAVE - 260-396-2260**

SALE MANAGER: Ritter Cox 260-609-3306

SCHRADER 260-244-7606
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