

REAL ESTATE AUCTION

SATURDAY, JUNE 6, 2015 10:00 AM

As Davis Refrigeration is discontinuing their business and retiring, we will sell the following real estate, and tools, trucks and equipment at the property located

813 S. MILNER STREET, OTTUMWA, IOWA

REAL ESTATE: This property consists of a commercial building, 32'x60' in size, with overhead door, concrete floor and gas forced-air heat. This building has office area with full bath, which could easily be converted to living quarters. Interior of the building has large loft for storage area; plenty of parking area. If you are looking for a building for commercial use or a place to house your hobbies, be sure and make an appointment to inspect this outstanding, well-constructed, well-maintained building.

TERMS: 20% down day of sale, balance in cash upon delivery of a Warranty Deed, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be pro-rated to possession date, possession given upon settlement.

REAL ESTATE WILL SELL AT 12:00 NOON

For further particulars or an appointment to inspect the property, please call the auction company: 641-682-5465.

TOOLS & EQUIPMENT: Chicago 8' metal brake w/rear apron; Famco 3' foot gate shear; 5' 16-ga. hand brake; 3' Roper Whitney slip roller w/stand; Lockformer 24-ga. w/stand; 15-spd. drill press w/stand; Miller Thunderbolt arc welder; Miller high-frequency arc starter; DuroDyne pin welder; Lincoln Model SP100 mig welder; Homemade elec. hacksaw; Oxyacetylene torch set w/tanks & cart; 120v. 1-1/2hp high-pressure washer; Craftsman bench grinder; Homemade air compressor; Vermette Machine Co. port. lift; Electrolift appliance dolly; (2) Manual appliance dollies; Milwaukee 4-wheel hand truck; Port. welding table; Roll-around scaffolding; 5-tier 3'x8' sheet metal rack; Large asst. of hand tools incl. Dewalt 1/2" drill, rigid pipe wrenches, gear & fan puller, tubing & conduit benders, Dewalt rechargeable drills, rivet guns, pliers, several tin snips, squares, hammers & levels; Sheet metal tools; Heat gun; Flaring tools; Hoes, rakes & shovels; (2) Wooden workbenches; Milwaukee worm-drive circular saw; Milwaukee Sawzall; Black & Decker 1/2" rotary hammer drill; Asst. of bits; Milwaukee hammer drill; Shop vac; 1/2" air impact wrench; Work lights; Robinair Electrotorch; Hilti piston power driver; Hole saws; Kett elec. hand shear; Asst. of pipe dies. **OFFICE EQUIPMENT:** (2) Metal desks; Desk chairs; Bookshelves; Elec. typewriter; Fax machine; Computer; (2) Locking door cabinets. **HEATING & AIR CONDITIONING EQUIPMENT & PARTS INVENTORY:** White Industries Freon recovery unit; Flurotech recovery unit; (6) 50-lb. recovery cylinders; (3) Robinair vacuum pumps; D-Tek leak detector; UEI temperature meter; Co2 analyzer; Fast heat pack; Geothermal flow meter; Bacharach draft meter; ReFractometer; Amp probe/temp recorder; Nitrogen regulators; Robinair refrigerator manifold; Robinair 2-stage vacuum pump; Fluke 83 multimeter; Gemline hemetric analyzer; **Extremely large asst. of HVAC parts;** Several new elec. motors & blowers - 1/3hp to 1-1/2hp in size; Valves; Timers; Relays; Transformers; Pilot burners; Power assemblies; Check & relief valves; Asst. of ice machine parts incl. pump; Manitowoc & other ice machine & ice maker parts. **VAN & LAWN MOWER:** 1991 Chev. Astro van, 6 cyl, auto, built-in racks, shelves & storage tubes plus ladder rack, approx. 118,000 miles, runs & drives good; Sears Craftsman riding lawn tractor, 42" deck, snowblade, chains & grass catcher; 4'x6' lighted sign.

AUCTIONEER'S NOTE: Joe Davis, after many years in the heating & air conditioning business, has decided to retire and will sell at public auction an outstanding tool lineup and large inventory of heating & air conditioning parts. Due to advertising space, we are unable to list all of what you will find at this auction. Be sure & attend.

**TERMS: CASH/ GOOD CHECK
POSITIVE ID REQUIRED**

**MASTERCARD/VISA
DEBIT/CREDIT CARDS**

All property must be settled for before removal – All items sold as is where is
Not responsible in case of accidents.

Announcements made day of sale take precedence over any advertising.

DAVIS REFRIGERATION

Joe & Betty Davis, Owners



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

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