

# PUBLIC AUCTION

## SATURDAY, JUNE 28 • 10:00 AM

502 Old Hwy. 34 (former P&P's Gun Shop) • Batavia, Iowa

**REAL ESTATE - 10:00:** This property consists of a 1600 sq ft building situated on a .25 acre lot zoned commercial on the old highway in Batavia. This property has many possibilities. The building has newer metal roof, LP gas forced air furnace, central air, city water & sewer & has a small kitchen area.

**TERMS:** 20% down day of sale, balance due upon delivery of abstract accompanied by warranty deed. Real estate taxes will be prorated to date of possession, possession given upon settlement.

**MISC:** BRAND NEW 5000 watt generator; large SAFE; meat grinder; tenderizer; self-standing meat saw; upright deep freeze; refrigerator; microwave; inflatable life boat; toolboxes; fire extinguishers; display cases; long wooden bar; lots of shelving inc metal & double sided display shelving; file cabinets; desks; office chair; PEPSI coin operated machine-needs repaired; mop bucket; 3-in-1 printer; computer; credit card machine; digital camera w/printer; misc computer equip; tractor umbrella; lg wooden storage trunk; angle grinder; boxes of paper targets; misc gun parts.

**AUCTIONEER'S NOTE:** Real Estate will sell at 10:00 AM followed by personal property. This will be a short selling auction so do not be late.

For more information or to inspect this property with many possibilities, contact the auction company. Visit our website at [www.hedrickdepot.net](http://www.hedrickdepot.net).

**NANCY PRATT – OWNER**



NOT  
RESPONSIBLE IN  
CASE OF  
ACCIDENTS.

GREG MILLIKEN

# AUC<sup>!</sup>ION

ASSOCIATES, L.L.C.



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ANNOUNCEMENTS  
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