

COMMERCIAL REAL ESTATE AUCTION

SATURDAY, AUGUST 5, 2023 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

1268 W. SECOND STREET, OTTUMWA, IOWA

Auction Signs Will Be Posted

REAL ESTATE: Outstanding commercial location with four auto bays, large office area, with nearly 4,000 square feet. Concrete floors, metal siding and roof. This building has been well-maintained and has an additional detached 24'x50' storage building with concrete floor & overhead door. Large amount of paved parking. This property is suitable for automobile maintenance or sales, in a high traffic count area. Be sure & take a look at this excellent opportunity.



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TERMS: 20% down day of sale, balance in cash upon delivery of a Court Officer 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.

HOIST, EQUIPMENT & TOOLS: Bendpak heavy-duty 10,000-lb. 2-post vehicle hoist; Small drive-on port. hydraulic hoist w/pump; Hunter TCX57 tire machine; Coats 765 tire machine; Coats 90X EHL tire machine – all currently in use; Coats 1001 direct-drive wheel balancer; Hunter Smart Weight touch computerized wheel balancer; Hunter Engineering drive-on alignment machine, like new; Snap-On refrigerant recovery machine; Ammco 6950 twin-facing brake lathe & stand; Rels Mfg. brake lathe & stand; Ammco brake lathe & stand; Branik 7400 strut spring compressor; Ingersoll Rand commercial twin-cyl. 80-gal. tank upright air compressor; Commercial Ingersoll Rand regulator; Gas-powered pressure washer; (2) Valgard stackable oil containers – 110 & 170 gallon w/oil; Samson oil delivery system w/reel; Lincoln retractable air hose reel; Large waste oil tank; Engine hoist; 12T. hydraulic press; Hydraulic floor jacks; Ball joint compression unit; Heat guns; Wrenches, sockets, hammers; Infrared thermometer; Rolling shop cart; Drop cords; Air tools; Hoes, rakes, shovels; Asst. of belts; Several pullers; Metal workbench w/vice; Several ladders incl. fiberglass stepladders, alum. ext. ladders; Large asst. of shelving; Shop fans; Near new Stihl MS391 chain saw; Jack stands; Under-hoist stands; Oil pump; Asst. of new oil filters & wiper blades; Antique pedal stone grinder; Triple-stack toolbox & tools; 3,4-drive socket set; Metal tuneup cabinets; Tire spreader; Grease guns; Fuel line dispenser; Large asst. of hardware & cabinets; Port. air tank; Port. table saw; Tile saw; Bit sets; Elec. mitre saw.

TIRES: Large asst. of new passenger car, light truck & trailer tires – 13, 15 & 17 inch - all new, plus used tires. Approx. (15) 3-level steel tire racks;

PICKUP, AUTOMOBILE, HARLEY, POLARIS RANGER: 2009 Ford F150 PU, 4x4, 4D, King Ranch, leather interior, 88,000 miles; 2006 Chev. Aveo, 4 cyl, 4-spd; 2002 Harley Davidson Sportster, soft tail, belt-drive, w/customized paint, like new; 2016 Polaris Ranger, side by side, 570, EFI, 2-seater, w/front-mount snowblade & winch;

HOUSEHOLD: Apartment-size refrigerator; Rapids single-keg cooler; Vizio 70" flat-screen TV; Vizio 50" flat-screen TV; 3-pc. bedroom suite incl. king-size bed, dresser w/mirror & 4-drawer chest; Queen-size bedroom suite; Oak rolltop desk; Executive-style office desk & chair; Floor lamps; Gas grill; large wooden dining table w/6 chairs; Workout bench; Everlast punching bag; Golden T99 electronic pin-ball machine; Elec. guitar; Large asst. of stereo equipment incl. speakers & turntables; Antique wooden cabinet radio; Asst. of collectible beer signs, some lighted incl. Budweiser & Hamm's Beer; Tire signs; Large asst. Indian Hills memorabilia incl. signed basketballs, full-size Indian Hills gas pump w/top; Model cars; Glass-front & top modern showcase; 2, 4 & 5-drawer file cabinets; Asst. of household items incl. pots, pans, dishes, appliances, blender, roaster; Quilt racks; Executive office chair; Vacuum cleaners; Several bicycles; Water skis; Golf clubs; Paintball gun; Wooden rocker; New Larson storm door; Toro power snowblower; 22" gas-powered lawn mower; Lawn chairs; Weedeaters; Metal shelving.

AUCTIONEER'S NOTE: Be sure & attend this outstanding sale. With high-quality tools and car repair equipment. Will possibly run 2 rings part of the day. This is a 2-generation business, selling everything to the bare walls. Go to our website for pictures – www.almartinauctions.com.

**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.

CURTIS BLACKWELL ESTATE, OWNER

Samantha Blackwell, Executor

Gayla Harrison, Attorney

AL MARTIN REAL ESTATE & AUCTION CO., INC.

307 Church Street • Ottumwa, Iowa

641-682-5465

Find us on Facebook at Al Martin Real Estate Co

www.almartinauctions.com

