



HUGE 1 DAY BUSINESS LIQUIDATION AUCTION OF

"ACTION LAND" RV & CAMPER SALES

THURSDAY, AUGUST 30, 2012 AT 8:00 A.M.

AUCTION TO BE CONDUCTED ON-SITE LOCATED AT 3195 HWY. 61, BURLINGTON, IA (SOUTH OF BURLINGTON, IA ON HWY. 61/OR JUST NORTH OF WEVER, IA).

Action Land

OPEN HOUSE & PREVIEW THIS SATURDAY!



AUG. 18TH FROM 11:00 A.M. - 2:00 P.M.

FOR ADDITIONAL INFORMATION CONTACT:
SULLIVAN AUCTIONEERS
 @ 217-847-2160
 ADDITIONAL INFO. AVAILABLE ONLINE - SCAN THE CODE, OR VISIT sullivanauctioneers.com




COMMERCIAL REAL ESTATE, HOME & ACREAGE (REAL ESTATE SELLS AT 12:00 NOON): This 14 acre commercial property is located 3 miles south of Burlington, IA on highly traveled State Hwy. 61. This parcel offers many possibilities and features over 26,000 sq. ft. of building floor space and includes offices, retail/showroom areas, storage space, as well as a large 4 bay shop with 12' doors. This tract also offers a 934 sq. ft. home with a 3 car attached garage that has new siding and a new roof and only needs the inside construction completed. This property also includes a single mobile home hookup that is currently rented and produces a nice monthly income.

METHOD & TERMS: The Action Land real estate will be sold for a lump sum total dollar amount. 10% of the bid price to be paid on the day of sale with the balance due on or before October 15, 2012 upon delivery of merchantable abstract and deed. Immediately following the auction the successful buyer shall enter into a written agreement with the seller. The real estate taxes will be prorated to the date of closing on the basis of the last available tax statement and all prior taxes. Due to the recently implemented Iowa Septic System Law, pursuant to Iowa Code 567-69.2 (455B) this property will require an inspection of the septic systems; those inspections will be done prior to closing. Any expenses or upgrades incurred will be at the seller's expense.

All announcements made sale day shall take precedence over any prior advertising either written or oral. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors, or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. This real estate is being sold subject to public road easements and all other easements of record. This real estate is being sold "as is".

MOTOR HOMES: The following listing is very brief...we encourage you to attend the Open House to view these units and gather additional information and make your own observations. '02 Dutch Star by Newmar, diesel, 2 slides; '00 ZanZibar Safari, Cat diesel, single slide; '00 Tradewinds 7371, Freightliner Chassis, diesel, single slide; '97 Pace Arrow 37S by Fleetwood, Chevy Chassis, gas, single slide; '97 Holiday Rambler Endeavor LE, Ford Chassis, 460 gas, single slide; '93 Pace Arrow by Fleetwood, Chevy Chassis, gas; '97 Tioga Arrow by Fleetwood, Ford Chassis, gas.

TRAVEL TRAILERS: '12 Gray Wolf 17BH by Forest River, 23' 4", pull type camper; '02 Sandpiper 25RLSS by Forest River 5th wheel camper; '00 Trail-Cruiser 23QB by R-Vision, pull type camper; '98 Dutchman Aristocrat 19, pull type camper; '06 Coleman Santa Fe by Fleetwood pop up camper.

VEHICLES & BOATS: '99 Ford F250 4x4 pickup, ext. cab, diesel; '95 Jeep Grand Cherokee; '94 Isuzu Rodeo, 4 door, 2 wheel drive; '93 Chevy 3500 dually pickup, ext. cab, 6.5 diesel, 2 wheel drive; '91 Toyota pickup, 5 speed; '01 Cadillac Seville STS, 4 door; '97 Buick Rivera; '88 Jaguar XJS Limited Edition, 2 door, V12; '97 Lincoln Continental Limo; '97 Cadillac Seville, 4 door; '87 BMW 325i Convertible; '98 Harley Davidson 1200 motorcycle; Yerk Dog Scout 4x2 utility vehicle; 18' fiberglass speed boat, Chevy 454, sells complete with tandem axle trailer; '97 Crestliner Nordic 18 boat, 75 hp Mercury; '77 IH single axle truck, 466 engine, non running; Chevy 30 step van, non running; 20+ salvage vehicles including: Ford, Chevy & Dodge pickups, Ford, GM & foreign cars; 10+ salvage boats; Other salvage items including travel trailers, motor home etc.

COLLECTOR VEHICLES: '57 Chevy Bel Air 4 door, older restoration; '65 Ford Galaxy 500, 2 door hardtop, auto, air; '69 Cadillac Eldorado convertible; '86 Chevy Camaro Z28, T-tops, Paxton supercharger; '82 Buick Riviera convertible; '87 Jaguar XJS.

SKID LOADER, BACKHOE AND IMPLEMENTS: Case 1737 gas skid loader; Case 580B backhoe, non running; Ingersoll Rand 175 portable air compressor, Duetz diesel; IH track loader, non running; Encore Pro-Line 36", 20 hp commercial mower; Spirit 8 hp 27" snow blower; J.D. GT235 lawn tractor, 18hp, 54" deck; Portable welder generator; 20' gooseneck triple axle flatbed trailer; 18' tandem axle car trailer; 8' 3 pt. blade.

TOOLS: Miller Regency 250 welding power source; Millermatic 200 wire welder; Century 90AMP wire welder; Acetylene torch set & cart; Gray 2 ton portable air lift jack; BDC hotsy power washer; Excell VR2522 Honda powered washer; Waterloo Enterprises sand blast station; Continental Equipment 30 ton shop press; Graco Magnum Pro LTS17 paint sprayer; Guardian & Craftsman drill presses; Snap On & Craftsman rolling tool chests; Air compressors; Engine hoist; Extension ladders and stepladders; Several organizers, stocked; Key machine with stock; Curtis & Lawson bolt organizers; Floor jacks; Hundreds of good name brand tools to include open & box end wrenches, socket sets, air tools, gear pullers, pliers and screwdrivers, hammers and mauls, side cutters, power saws, cutoff saw and the list goes on and on!

RV & CAMPER SUPPLIES: Selling hundreds of new camper supplies. It is impossible to list every item, go to www.sullivanauctioneers.com for photos. Action Land was known over a widespread area of having one of the largest inventories of supplies.

AUCTIONEERS' NOTE: After over 40 years, Action Land has decided to sell out wall-to-wall including the commercial real estate and complete inventory. Please note the early 8:00 a.m. starting time. Multiple auction rings throughout the day, please come prepared with extra bidders. Loader tractor and auction personnel will be available sale day to assist in loading out. Live internet bidding available through Proxibid.com on major items. It is impossible to list all of the details on the motor homes and campers; therefore, we are encouraging interested parties to attend the Open House on Saturday, August 18th from 11:00 a.m. - 2:00 p.m. Lunch available by Joedee's. Not responsible for accidents, errors or omissions. Announcements sale day take precedence. Representing & Closing Attorney: Rashawn W. Logan of Hirsch, Adams, Putnam, Cahill & Wiley • Burlington, Iowa • Phone (319) 754-7545.

Action Land • Kenneth Dix - Owner

SULLIVAN AUCTIONEERS, LLC

Ph. 217-847-2160 • www.sullivanauctioneers.com • IL LIC. #444000107