

# COMMERCIAL REAL ESTATE AUCTION SATURDAY, SEPTEMBER 14, 2019 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

## 441 KEOTA STREET, OTTUMWA, IOWA

OR Corner of Keota & Lillian OR 1/2 Block West of Milner Street & Keota

**REAL ESTATE:** Excellent commercial property with nearly 5,000 square feet of shop & warehouse space. Large overhead door, full concrete floor plus 1,500 square foot office space and over 1,500 square foot of upper apartment living space. Main floor bath plus 2 upper level bathrooms. Partial basement; 3-phase electric. Situated on 1-1/2 lots, commercially zoned in south Ottumwa. Make an appointment to view this property.

**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.

**LATHES, MILLING MACHINES & MACHINING TOOLS:** Clausing Colchester machine lathe w/24"x72" bed; 1983 Goodway lathe, 16"x60" bed; Round tower Bridgeport-style knee-type mill; Carolina Tool commercial upright metal bandsaw w/feed; Chicago bench-style hydraulic drill press; Hydraulic-powered surface grinder w/cooling tank; Walker Turner drill press; 48" metal brake; Linde UCC305 heli-arc welder; American Hole Wizard 11"x48" drill press; 50hp hydraulic power unit, 3-phase; Heavy-duty bench drill press; Sunnen honing machine; Miller-matic mig welder; 5' round steel welding table; 15hp hydraulic power unit; Chop saw; 6"x48" belt sander; Stainless steel nibbler; Rotary index table; A-frame hoist; Auto. Airco oxyacetylene torch; 12' of track for straight-line cutting; Heavy-duty bench grinder; Oscillating sander; Elec. rod oven; Hydraulic hose machine, complete for C1 & C2 hose, dies for 1/4" to 1-1/4" hose; Hydraulic fittings; Arbor press; Craftsman 12" radial-arm saw; Engine hoist; Shop fans; 7-1/2hp 3-phase twin-cylinder air compressor; Cylinder grinder; Heavy-duty chop saw; Steel rack; Bantam Iron shear & hole punch; Steel base workbench w/8" vise, 6" chain vise & pipe vise; Several steel workbenches; Anglehead grinders; Saws; Asst. of machine dies; Micrometers from 0 to 12"; Die cart; Stands; Pipe extenders; Calipers & other machine tools; Parts washer; Elec. hoist.

**FORKLIFTS:** Clark gas-powered forklift; Clark LP forklift; Pallet jack; Dollies; Johnson 35hp outboard motor; Hiawatha & Evinrude outboard motors; Antique Seahorse 5hp motor; Snapper snowblower; 20" gas mower; Front-tine tiller; Elec. & hydraulic motors.

**AUCTIONEER'S NOTE:** Bob Rupe has been in the hydraulic design manufacturing business in this location for over 30 years. Be sure & attend this auction. Machine tools & equipment will sell promptly at 10:00 a.m., followed by the real estate at 12:00 Noon. Go to our website for pictures – [www.almartinauction.net](http://www.almartinauction.net).

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

**CHECK 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*

## ROBERT RUPE, OWNER D/B/A R. E. RUPE HYDRAULICS



**AL MARTIN REAL ESTATE & AUCTION CO.**

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641-682-5465

[www.almartinauction.net](http://www.almartinauction.net)

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