

COMMERCIAL REAL ESTATE

SATURDAY, OCTOBER 22, 2016 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY

110 EAST FRANKLIN, BLOOMFIELD, IOWA

REAL ESTATE: This property consists of a 2-story, commercial building located on the South side of the Square in Bloomfield, formally the Napa Auto Parts Store, with nearly 4,300 square feet on the main level. Upper level contains large 1-bedroom apartment, with the remaining half used as storage. Upper level has separate outside entrance. There is a parking area located off of the alley at the rear. This building has gas forced-air heat and would make an excellent retail location.

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 PROMPTLY AT 12:00 NOON

For further particulars or an appointment to inspect the property, please call the auction company: 641-682-5465 or Doug Hopkins at 641-208-2926.

EQUIPMENT, TOOLS & PARTS: Kwik-Way disc brake machine; Kansas Instrument power-stroke cylinder honing machine; Kwik-Way valve grinder; Kwik-Way F Series boring bar; Vibra Motive Pearson surface grinder; 3-phase 80-gal. twin-cyl. air compressor; Kwik-Way bead blaster & cabinet; Sunne wet honing machine; Old brake relining tool; Grinder & stand; Power honing cabinet; Parts washer; Engine stand; Floor-mount drill press; Hydraulic floor jack; Air tank; Large asst. of parts books & manuals; Magnetic crack detector; Vacuum tester; Valve seat grinder; Drill Doctor; Ring compressors; Digital paint scales; Asst. of hand tools incl. bolt cutters, asst'd pullers, pry bars, seal drivers, hammers, hacksaws, hones, sockets, calipers; Chain display rack; Elec. & air impacts; 1/2" drill; Pullers; Elec. chain hoist; 12T. hydraulic press w/attachments; Log chains; Metal shelving; Scroll saw; Large asst. of automobile parts, gaskets, filters, shocks; Radiator cleaner; Gauges; Asst'd crankshafts & heads incl. Chev. 216 crank, 305 & 350 Chev. heads, Ford 302 heads; 8N Ford sleeves; Filko metal parts bins; Large quantity of wooden parts shelving; Craftsman snowblower; Small combination safe.

SIGNS, TOYS, ANTIQUES & COLLECTIBLES: Several Napa wooden cutout signs; Several neon signs incl. Budweiser, Miller Lite, Briggs & Stratton, Florsheim Shoes; Budweiser cutout sign; Asst. of Napa toys incl. 3 Napa train sets, radio-controlled Napa cars & trucks, Napa footballs, First run Napa toy semi-in box; Large asst. of Napa toys incl. pickups, road grader, Napa semi's—at least 50 Napa toys; NASCAR 50th Anniversary Collector's Edition cars; Asst. of toy tractors incl. JD 4020 Precision; JD A Precision; Farmall F20 Precision; AC Special Edition D21 plus other John Deere toys; New One Minute washer w/wringer; Water cooler; Antique Zenith wind charger, complete; Old Maytag gas engine; Wisconsin engine; Old fire extinguishers; Old pedal car, for parts; Several old signs for car parts; Weatherhead Parts jar display rack; (3) 10' sections of metal gondola double-sided shelving; Several rolling parts racks; (4) File cabinets; Mesh shelving; (5) 4'x10' adjustable shelf units.

COMPUTER SYSTEM, VAN & TRAILER: Complete Napa parts computer system, 3 work stations, TAM system; 1988 Chev. Astro van, V6, auto, 165,000 miles; Interstate tandem-axle 12' enclosed bumper-hitch trailer.

AUCTIONEER'S NOTE: Doug is second generation owner of the Napa Auto Parts Store and is retiring and selling many unique items, along with an excellent commercial building. Be sure & attend this auction.

**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.

**QUALITY MOTOR PARTS CORP.
& DOUG HOPKINS, OWNERS**



*Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll*

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