

INDUSTRIAL REAL ESTATE PROPERTY, SHOP TOOLS & EQUIPMENT AT

# PUBLIC AUCTION

SATURDAY, FEBRUARY 29, 2020 - SALE TIME: 10:30 A.M.

1503 22ND STREET NORTH, HUMBOLDT, IA



**LEGAL DESCRIPTION:** Tract of land located in the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼), Section Thirty-five (35), Township

T92 N, R29 W of the 5th P.M., Humboldt County, State of Iowa containing 2.69 acres more or less.

**GENERAL DESCRIPTION:** This steel frame sided structure was built in 1999 consisting of 6,000 sq. ft., 2 - 50' copper Cutler/Hammer (nka Eaton), Electric Buss bars (480V, 225 amps per buss bar with 100 amp fed to each buss bar), 480/277Y 800 amp, 3 phase service entrance, 8" cement in the shop with HVAC electric in floor heat with 4 zones, industrial lighting, insulated walls and ceiling, 14'W x 14'H electric overhead door, 8' x 8' insulated door to a ground level recessed cement loading dock. The north wall of the shop also has a punched-out wall for future expansion.

**TERMS:** The buyer will be expected to pay ten percent (10%) of the purchase price on the day of the auction and sign a real estate contract agreeing to pay the balance on or before March 27, 2020 at which time the seller will furnish the buyer with a warranty deed and an abstract showing clear and merchantable title.

**TAXES:** The seller will pay all the taxes up to the date of settlement and all prior taxes. The net taxes per year are: \$4,804.00 per year.

**OPEN HOUSE:** There will be two Open Houses to not only view the building but also to view the large fabricating machines, equipment, shop tools, etc. Open house for the real estate and all the equipment will be Saturday, February 22, 2020 from 9:00 A.M. - 12:00 Noon and Saturday, February 29, 2020 from 12:00 Noon - 2:00 P.M.

**AUCTIONEER'S NOTE:** Here is a prime opportunity to buy an Industrial/Commercial real estate property and building in the Industrial Park of Humboldt, IA.

All prospective buyers are encouraged to verify with the city zoning your intended use, to make sure that it is in compliance. This structure has the capability to accommodate many types of businesses, ample parking and area for expansion. **For more pictures and information visit our website: [iowauctiongroup.com](http://iowauctiongroup.com)** Best of luck!

## LIVE PUBLIC AUCTION THESE ITEMS WILL BE SOLD AT APPROX 11:00 AM

Hobart Handler 210MVP wire welder w/tank, helmet, and accessories • Acetylene torch set on cart w/rubber cart • Snap-On Abrasive Blast Cleaner & Finisher, Model YA434A • Clark Model SB9008 sand blaster • Maxx 36" portable fan • Pro-Lift 4000 lb. capacity floor jack • Duracraft floor model drill press, Model FM1200, Capacity 5/8" • Gabriel shock absorber cabinet • Curtis metal sliding 4 drawer cabinet w/compartments • 3 Section Huot drill index cabinets w/numbers, letters & fractions • 100' 220V extension cord • Chrome bar hollow cylinder ram blanks • 4" Diameter gray iron • 1 ½" iron shafts, 40 mm steel shafts & misc. • 2 - 4" x 1 ½" x 11" L steel plates • DOM tube 17' l, 2 - 1 ¼" hexagon aluminum shafts • Misc. 4 ½" L 4" x 3" solid plate steel • Various sizes of all thread bars • Misc. DOM tube of various lengths • 8020 Bearing steel 66" L, 5 ¼" w/misc. 1" square solid iron • Misc. solid 3/8", ½", 5/8" round bars • 2 - 9" and 2 - 93" "T" stand portable divided steel carriers on 5" and 10" swivel casters. Numerous lengths of pallet fork straps, Log chains • 2 - 6' and 1 - 10' steel workbenches • DeWalt fiberglass sledgehammer • 3 Spade bit bodies & misc. spade bits in cabinet • HD 900 mm. pipe wrench, 48" HD pipe wrench • Little Champ Key Way broaches • Large assortment of taps • Sears Craftsman ¾" socket set w/large breaking bar & ratchet • Large supply of various sizes & lengths of steel drill bits • Arbor press • Snap-On 600 lb. & 350 lb. torque wrenches • Dynabrade Emory polisher, Bronze bushings • 1" Square tooling holders

**Terms:** Cash, good check, money order, wire transfer, credit/debit card (3.5% convenience fee). There is a buyer premium from \$15,001.00 and up is 5% per lot and \$15,000.00 and down is 8% per lot. **Payment/pickup day:** March 3 from 2:00 pm - 5:00 pm for lots 15-177. Payments for lots 2-14A must be paid by March 3 or wired to Iowa Auction Group the next business day. Removal of lots 2-14A by appointment only. Buyer must provide their own rigging or moving company and proper damage and liability insurance.

**NOKOMIS MACHINE SHOP, INC.  
BILL CHRISTENSEN • 515-890-1463**



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**Auctioneer: Jim Klein**

[SEE OUR WEBSITE FOR PICTURES](#)

[www.iowauctiongroup.com](http://www.iowauctiongroup.com)



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