



Elkhart, IN HEILMAN HEATING & AIR CONDITIONING REAL ESTATE & PERSONAL PROPERTY AUCTION Monday, September 11 • 10:00 AM

**1.76± Acre
Commercial Property**
Approximately 3,000 Sq. Ft. Building
Metal Working & Shop Tools • Parts & Repairs
Office Equip. & Supplies • Trucks, Autos, Bicycles • Lawn & Estate Care



 **ONLINE BIDDING
AVAILABLE**

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**HEILMAN
HEATING & AIR CONDITIONING
REAL ESTATE & PERSONAL PROPERTY
AUCTION**

*Monday, September 11
at 10:00 AM*

Elkhart, IN

SEPTEMBER 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30



Sale Manager:
Ed Boyer 574-215-7653
ed@boyerpg.net
#AC63001504, #AU10800060

950 N. Liberty Drive
Columbia City, IN 46725

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Real Estate and Auction Company, Inc.

TERMS AND CONDITIONS - Real Estate:
PROCEDURE: The property will be offered in 1 tract. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price.
DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.
ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. Seller reserves the right to reject any and all bids.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price. **DEED:** Seller shall provide a Warranty Deed.
CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession at closing.
REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.
PROPERTY INSPECTION: Each potential bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections.

SURVEY: A new perimeter survey will be completed if necessary for closing. The seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the seller's option and sufficient for providing title insurance.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express, or implied, concerning the property is made by the seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections.

Personal Property: Cash, check, Mastercard & Visa, 4% convenience fee charged on all credit card purchases.
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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HEILMAN HEATING & AIR CONDITIONING REAL ESTATE & PERSONAL PROPERTY AUCTION

Monday, September 11
10:00 AM

911 Plum Street
Elkhart, IN

PLUM STREET

Inspection Dates:

Monday, August 28 • 4-5:30 PM
Saturday, September 9 • 10-11:30 AM

PROPERTY LOCATION: 911 Plum St. Elkhart, IN 46514 - Northwest side of Elkhart. **DIRECTIONS:** West of Michigan St. and East of Oak St. on Beardsley Ave. to Plum St., go north to sale site.

AUCTIONEERS NOTE:

Real Estate will sell at **10:00 AM**. Personal Property at approx. **10:30 AM**.

REAL ESTATE:

Commercial Property 1.76± Acres

282.5' Frontage on Plum St. and 312.88' deep, zoned M-2. Building approx. 3,000 sq.ft. w/ office, warehouse, work area, 2 rest rooms. Lots of electric available, 3 phase and single phase.

LIVE ONLINE AUCTION BIDDING You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance** of the Auction to bid online. For information on registering for online bidding, call Schrader Auction Company at **800-451-2709**.

OWNER: HEILMAN HEATING & AIR, Nancy Havens
Sale Manager: Ted Boyer 574-215-8100, ed@boyerpig.net

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METAL WORKING & SHOP TOOLS

8' Medal break manual • **Pexto** sheet metal roller • **Niagara** metal sheer • **Pittsburg** machine table & supplies • **Metal** patterns • **Ridgid** 200 pipe threader & cutter • **Lockformer** Easy-edger • **Malco** 12 F folding tools • **Duro** Dyne spot welder • **Torch** set • **Promax** Amprobe RG5410hp unit refrigerant recovery unit • **Malco** blower repair kit • **Craftsman10** radial arm saw • **Bacharach** Psychron meter • **Electric** meters & testers • **Manual** cable fork lift • **Yamaha** generator • **105 Turbo** welder • **Sears** HD battery charger • **16 Spd** drill press • **Craftsman** 2hp portable air compressor • **Power** Craft drill press • **Wood** & steel work benches • **Milwaukee** sawsalls several • **Dremel** Max Saw • **Vac** pumps • **Dewalt** skill saws • **Fiberglass** & wood ext. ladders • **Large** grinder belt driven • **Bench** grinders • **Cutoff** saw • **Portable** grinder • **Grinders**, cutters, drills • **Lots** of hand tools & test equip to run a shop & keep 3 service trucks on the road • **Various** sizes of new sheet metal • **Metal** scaffolding • **JB** Eliminator • **2 Wheel** carts • **Tarps** • **Shelving** & plywood • **Trane** XV 80 furnace • **Trane** furnace & air cond. unit display only • **Tool** boxes • **TOOLS** used at home, Craftsman 12" band saw / sander • **Craftsman** bench grinder • **Craftsman** 12" wood lathe • **Craftsman** 10" miter saw 2hp • **Craftsman** 2x42" belt • **6"** Disc sander/grinder • **Manhattan** HD drill press • **Floor** jack • **Misc.** hand wrenches & misc. tools storage units, cabinets & supplies

PARTS & REPAIRS

Premade sheet metal • **Electrical** outlets, conduit fittings, copper, PVC, pipe fittings • **Furnace** filters • **Burners** • **Pulleys**, belts • **Heat** exchangers • **Electric** motors, fans, blowers • **Electric** panels • **Duct** work • **Copper** & brass fittings • **Honeywell** & Trane thermostats • **Lots** of new parts • **Service** manuals & books • **Cement** & plastic platforms • **Rebar** & fencing • **Red** tint landscape blocks • **Lots** of misc. parts & supplies

OFFICE EQUIP. & SUPPLIES

Several heavy office desks • **Glass** display cases some antiques • **Several** metal file cabinets (1 fire) • **Wood** knife floor display cabinet, shelving, cabinets • **Misc.** equip. & supplies

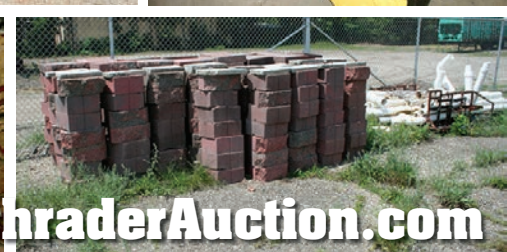
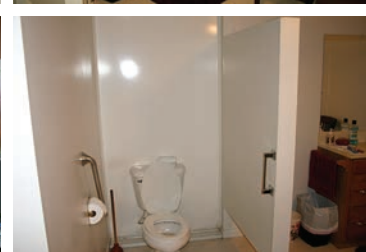
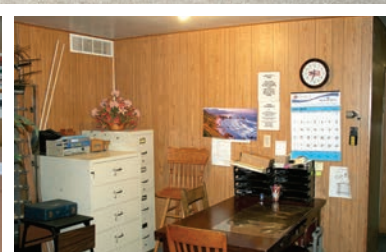
TRUCKS, AUTO & BICYCLES

• **1954 Chevy** Bel Air 4 dr. manual trans, 31,305 mi., stored for over 30 yrs., repainted, new brakes, new tires, new gas tank, new exhaust complete, 12v. Very nice car ready to car show
• **1999 GMC 3500** Savana van service truck, AC, auto, shelving & storage, 228K mi.
• **1998 Chevy 2500** van service truck, AC, auto, shelving & storage, 305K mi.
• **1993 Chevy 20** van service truck, AC, auto, shelving & storage, 178K mi.
• **1986 Chevy 10** van service truck, AC auto, shelving & storage, needs work
• **Fred** Sibley built new 355 Chevy, small block Chevy on engine stand, steel car ramps, floor jack, chrome pipes, van seats
• **2- Schwinn** Varsity 10 sp. bicycles, late 60's early 70's
• **Mongoose** MTN. bike XR100, alum. frame, 21 sp.
• **Ladies** 10 sp. bike, 20" freestyle



LAWN & ESTATE CARE

• **JD 212** garden tractor, manual trans. 12hp, turf tires, restored, JD 46 mower deck, JD snow blower 3' adj. chute
• **JD** front blade, new 46"
• **Toro S-200** snow blower, walk behind, electric start
• **Simplicity 524** snow buster, walk behind
• **AC** front mount snow blower 42"
• **Mac 3200** chain saw, Remington weed trimmer, Sarlo weed trimmer, wheel barrow, shovels, hoses, steel & wood garden bench, misc. other items



MORE PHOTOS ON OUR WEBSITE: www.SchraderAuction.com