

AUCTION

Final Touch Auto Body Stratton, Nebraska

Owners: Terry & Crissy Latta

Auction Location: Final Touch Auto Body, 1005 Railway Street, Stratton

Date: Saturday, December 13, 2008

Time: 10:00 a.m. CT (Building will be auctioned first, followed by personal property)



Personal Property

27' X 14' X 9' Standard brand crossflow paintbooth
10' X 8' X 7' Standard brand crossflow mixing room
Sharpe 3 stage desiccant air dryer
IMC 5hp air compressor
Car stands
1/2" air hose - NEW
Makita electric buffer
Hutchins model 4500 DA
Clarke sandblaster
4 bags white sand
Marquette battery charger
Plasplugs drill bit sharpener
Franklin 3/4 hp electric motor
Hinson Hula Girl paint shaker
Blair Tornado II paint shaker
Tradesman 8" bench grinder
Craftsman toolbox
Stinger uni-spotter 5500
Stinger 4-ton port-a-power
10-ton pull-n-power
Hoppy headlamp aiming kit
Superstand paint stand
4 folding work stands
Office desk, office chair
Refrigerator
Sharpe fax machine, Lexmark printer
End tables
Wood workbenches
Metal paint mixing table
Metal storage cabinets
Herkules paint gun cleaner
Paint gun holders
SATA NR2000 HVLP
Sharpe Cobalt HVLP
DeVilbiss GTi HVLP
WypAll rag dispenser
Dewalt electric impact wrench
Dewalt 3/8" electric drill
Misc. handtools (wrenches, ratchets, sockets etc.)
Misc. body parts - used
Windshields: 1999-2002 Ford Superduty, Excursion; 1987-1996 F-series, Bronco; 1997-2004 F150, Expedition; 1994-1995 Taurus, Sable
Other misc. glass - some new, some used

Premises to be auctioned by:

Moreland Realty

501 Broadway, Imperial, Nebraska
308-882-5959 or 308-883-5757 (Cell)

Mike Moreland, Associate Broker/Auctioneer

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Building Details

Mueller building, 60' X 80', with 16' side wall and two 14' overhead doors. Two walk-in doors, concrete floor, wash drain. Includes 500 ga. propane tank, and two space ray heaters. Office is 20' X 30', with restroom and an overhead storage area above the office.

Terms: 15% down day of sale, with the balance to be paid on or before January 15, 2009, or upon such terms as may be acceptable to the Seller(s). Personal and corporate checks are acceptable for the down payment with the final payment to be made in certified funds or wire transfer. All funds will be held by Moreland Realty in their Trust Account or by an identified title/escrow company. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction.

Closing: The closing date will be on or before January 15, 2009, at which time the balance of the purchase price will be payable by cashier's check or wire transfer.

Title: Seller(s) to pass title by warranty deed. Closing to be conducted by Southwest Title Company and Closing Services fee and Title Insurance premium to be split 50% -50% between Buyer and Seller.

Possession: Possession will be day of closing.

Condition of Sale: The property will be sold "AS IS." The Sellers reserves the right to refuse any and all bids.

Taxes: All Real Estate taxes for 2008 and prior years will be paid by the Seller. The 2009 Real Estate taxes will be paid by the Buyer(s).

Agency Disclosure: All Realtors of Moreland Realty, LLC are agents of the Sellers.

Acceptance of Bids: Successful bidder(s) will be required to enter a Commercial Real Estate Purchase Contract immediately following the auction. Copies of the contract will be available from the Moreland Realty prior to the sale.

Easements: This sale is subject to all easements, covenants and restrictions of record, any oil and gas leases of record.

Disclaimer: This information has been provided to Moreland Realty, LLC by persons we deem reliable, however, the listing agent makes no guarantee as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and rely on their own conclusions.

Announcements made auction day by the Listing Agent or the Auctioneer will take precedence over printed material or oral statements. Bidding increments are solely at the discretion of the auctioneer. No absentee or telephone bids will be accepted at the auction without prior approval of the Auctioneer.

Personal Property to be auctioned by:

Sale conducted by
FANNING
Auction Service

Box 663, Imperial, Nebraska
308-882-4437

Mark & Karen Fanning

E-mail: fas@chase3000.com

www.fanningauction.com

TERMS: Announcements made by auctioneer on day of sale take precedence over anything written or implied. Complete payment sale day. No property to be removed until settled for. Not responsible for accidents. Nebraska sales tax will be applied.

For information regarding this sale or the sale you are planning, contact Mark Fanning (308) 882-4437.

MEMBER OF STATE AND NATIONAL AUCTIONEERS ASSOCIATIONS

