

INVENTORY INCLUDED IN SALE AT \$1,500,000.

SHOP/OFFICE at 14617 KETTLERSVILLE RD WAPAKONETA OH

50 x 100 OPEN FLOOR PLAN STEEL FRAME / STEEL SIDED BUILDING WITH 4EA 14X16 DOORS AND 1EA 20X16 DOOR WITH DOOR OPENERS AND 3EA WALK-IN DOORS. STEEL LINED INSIDE WALLS WITH EXTRA INSULATION. CONCRETE FLOOR . 50' DOUBLE 16" I-BEEM IN CONCRETE FLOOR. FLOOR DRAINS AT ALL DOORS DRAIN INTO A 2,K GAL WATER/OIL SEPERATOR TANK WITH ALARM SYSTEM. 2,K GAL SEPTIC TANK. 2 SEPARATE 200AMP BREAKER BOXES. (400AMP SERVICE) WITH 9-WELDER PLUGS AND 15EA 120V BOXES. 10EA T-8 48"HANGING LIGHTS. ALSO A 50AMP RV PLUG OUTSIDE BY OFFICE. HOT AND COLD WATER LINES AT BOTH ENDS OF SHOP. THERE IS A 10X5 RESTROOM / UTILITIES ROOM ON ONE CORNER OF SHOP

ATTACHED TO SHOP IS A 21X25' OFFICE SPACE WITH FULL RESTROOM/SHOWER . CENTRAL HEAT AND A/C. 2EA WALK-THRU DOORS AND 5EA WINDOWS. AND A 21X25' UPPER FLOOR MEZZANINE WITH 2ND OPT OFFICE SPACE. ACCESS TO MEZZANINE FROM STAIRWAY IN SHOP.

THE SHOP WILL COME INCLUDED WITH A 500,K BTU WASTE OIL HEATER, 1,000GAL WASTE OIL STORAGE TANK. 1EA SECTION OF RACKING FOR WASTE OIL HEATER. A CENTER BAY 3-TON JIB CRANE AND A 15,K 2 POST LIFT. 4 LINE FLUID SERVICE SETUP WITH 4EA TANKS, AIR PUMPS, REELS W/ HOSES AND ELECTRONIC METER GUNS AND 1" BLACK PIPE TO ALL. COMPRESSED AIR SYSTEM TO INCLUDE 2 60GAL 5HP AIR COMPRESSORS WITH PLUMBED AIR LINES TO 8EA LOCATIONS BY ALL DOORS (4EA WITH MOUNTED 50'HOSE REELS AND 1EA 25' REEL ON TRUCK LIFT)

PROPERTY COMES WITH 6'CHAINLINK FENCE THE LENGTH OF PROPERTY ON SOUTHSIDE AND TO INCLUDE A 200'X70' GRAVAL STORAGE YARD WITH 2EA SWING DOUBLE GATES (12' & 35') AND A WALK-THRU GATE. THERE IS A LARGE DRIVEWAY AND PARKING AREAS THAT ARE 10-12" OF GRAVAL TOPPED WITH ASPHALT.

BUILDING SITTING ON EST 2ac LOT BUILT IN 2011 BY BEEM CONSTRUCTION INC

DOUBLEWIDE HOME AT 14617 KETTLERSVILLE RD WAPAKONETA OH

20 X 50 DOUBLEWIDE HOME WITH 2ea BEDROOMS AND 1ea FULL BATHROOM, LIVING RM, KITCHEN/DINNING RMS. BRAND NEW CENTRAL HEAT/ A/C FURANCE, WATERHEATER, SOFTNER, CARPET AND WOOD FLOORING. UNIT COMES WITH WASHER/DRYER, STOVE, REFRIG. HOME SITTING ON A BRAND NEW CONCRETE FOUNDATION WITH A 3' CRAWLSPACE. HAS IT'S OWN 1500g SEPTIC SYSTEM. SITTING ON .25ac

\$900,000

TOOLS AND ITEMS TO LEAVE IN BUILDING PG #2

2-POST LIFT RATING AT 15,000lb

500,K BTU WASTE OIL HEATER REBUILT IN 2022

1000g STEEL WASTE OIL TANK W/ 1000g waste oil

275g WASTE OIL TOTES (18ea 9w oil and 9ea empty)

500g DIESEL FUEL TANK w/ 120V PUMP

44'X42" RACKING/SHELVING

40'X24" RACKING/SHELVING

MISC RACKING / SHELVING

STEEL WORK BENCHES (2ea)

275g STEEL TANK WITH 15W40 ENGINE OIL

275g STEEL TANK OF 32 HYDRO OIL

275g STEEL TANK WITH 50/50 ANTIFREEZE

275g STEEL TANK OF (EMPTY

AIR PUMPS MOUNTED IN TANKS (2ea)

HOSE REELS WITH ELETRONIC METER GUNS (6ea reels, 5guns)

2EA 80G 175LB AIR COMPRESSORS

STEEL BEND W/ GRADE 8 NUTS&BOLTS

TIRE CHANGER MACHINE

TIRE BALANCE MACHINE

DRILL PRESS, 20ton PRESS

STEEL SCRAP DUMPSTER

ALUM SCRAP DUMPSTER

PARTS WASHER STAND

TOOLS AND ITEMS TO BE LEFT IN BUILDING PG #3

MILLER WELDER

PLASMA CUTTER

MISC ASST METAL PIECES

GAS TORCH SETS

1000LB ENGINE HOIST

750LB FLOOR TRANNY JACK

MOUNTED HYRO HOSE CRIMMER AND FITTING BOX W/ FITTINGS

PORTABLE HYDRO HOSE CRIMPER ASSY

134a A/C RECLAIM-CHARGING STATION

AIR GREASE PUMP/GUN ON A CART

NAPA HOT PRESSURE WASHER

48' BARN FAN

48' LIDQUID COOLER FAN

GE FREEZER

WASHER/DRYER SET

PORTABLE CAR-LIFT

MISC SETS OF JACK STANDS (3 SETS)

UNDER LIFT 2 TON STAND (2ea)

UNDER LIFT OIL DRAIN STAND (2ea)

UNDER LIFT HYDRO JACK

PARKING LOT LIGHT POLE (12ea)

AIR CHEATER TANK

TOOLS AND ITEMS TO BE LEFT IN SHOP PG #4

½" AIR IMPACT WRENCHES

½" IMPACT SOCKETS

¾" AIR IMPACT WRENCHES

¾" IMPACT SOCKETS

1" AIR IMPACT WRENCH

1" IMPACT SOCKETS

ASSORTED HD AXLE SOCKETS

¾" HAND SOCKET SET

¾" TORQUE RACKET SET

1" HAND RATCHET SET

DEWALT BAND SAW

ASSORTED AIR / ELECTRIC HAND TOOLS

COOLANT PRESSURE TEST KIT

FUEL PRESSURE TEST KIT

A/C PRESSURE GAUGE SET

BALL JOINT TOOL KIT (LIGHT DUTY)

ALUM HYDRO TANK

ALUM FUEL TANK

STEEL FUEL TANK

FLOOR DRY (50lb BAGS)

NEW HI PSI FUEL PRIMMER

"JUNK FLUID" 275g TOTE

ITEMS TO BE LEFT IN SHOP PG # 5

FORD 6.0 POWERSTROKE ENGINE

FORD AUTO TRANNY

USED IHC 9200 HOOD

6.7 CUMMINS REBUILDABLE

6.7 CUMMINS REBUILD KIT

RAM 6.7 AUTO TRANNY (2EA)

NEW BOSS SNOW PLOW KIT FOR 2011-2014 RAM 3500

NEW RAM 6.7 AIR COOLER

USED RAM 6.7 AIR COOLER

RAM TRUCK PARTS (UPSTAIRS PARTS ROOM)

USED LIGHT BARS

USED HYDRO PUMP(s)

USED HYDRO PTO(s)

USED HYDRO VALVE BODY(s)

USED WHEEL LIFT RECEIVER (3ea)

ASORT USED TRAILER HITCHES

NEW STIFF LEG ASSY (LEFT & RIGHT SIDES) FOR 8-12ton wrecker

USED SNOW CHAINS & CABLES

SERVICE CALL AND TRUCK EQUIPMENT

SMALL GAS POWER AIR COMPRESSOR

LARGE GAS POWER AIR COMPRESSOR (MOUNTED ON SERVICE TRUCK)

NEW 3" GAS POWER SALVAGE PUMP

NEW 12VDC FUEL PUMP/HOSE KIT

START-ALL UNIT (2EA)

GAS POWER CHAIN SAW

GAS POWER CHOP SAW

GAS POWER LEAF BLOWER

NEW SHOP PARTS

NEW 1.5TON FLOOR JACKS

NEW 50' TORCH HOSES

NEW BOXES OF HEATER HOSE 3/8,1/2,5/8,3/4,1,1-1/4

NEW AIR,OIL & FUEL FILTERS (25QTY)

NEW 3/8"X50' AIR HOSE

NEW 1/2" X 50" AIR HOSE

NEW HYDRO HOSE (1/4",3/8",1/2",3/4",1",1-1/4")

NEW A/C HOSE (1/4",1/2",5/8")

TOWING & RECOVERY PARTS / SUPPLIES PG#7

NEW 3/8"X150' WINCH CABLE (4ea)

NEW BLUE ENDLESS STRAPS

NEW RED ENDLESS STRAPS

NEW AXLE STRAPS

NEW TOW STRAPS

NEW RECOVERY STRAPS

STROBE KIT

EMERG TRANGLE SET

12VDC AIR COMPRESSOR

MISC TOWING STRAPS AND PARTS

NEW 12V GO LIGHTS

ASORT WORK, CLEARANCE LIGHTS ON SHELF

USED INVERTERS

OFFICE AREA PG# 8

STEEL FILE CABINET (2ea)

SHELVING UNIT (2ea)

TV STAND & MICROWAVE

50" TV W/ DVD PLAYER

BOOKSHELF

OFFICE "L SHAPE" DESK

LOBBY FUNITURE

SECURITY CAMERAS (2 SYS)IN-USE

NEW SECURITY CAMERA SYSTEM (2EA) NOT IN-USE

NEW EXTRA CAMERAS UPSTAIRS/UNDER DESK

SECURITY MONITOR (2ea in office)

OFFICE COMPUTER / 3-1 FAX , NEAT SCANNER

LOBBY 3-1 FAX-SCANNER-COPIER

NOTE: The office computer will be cleared of personal and prior business information. Or I can take computer

TOWING & RECOVERY TRUCKS PG# 9

1998 IHC 9200 DETROIT 500hp 10spd AATAC V-50 2-WINCH w/ SIDE PULLER

2006 IHC 8600 CAT C-13 10spd METRO IMT-16 2-WINCH w/ SIDE PULLER

1999 IHC 4700 DT-466 7spd CENTURY 714 2-WINCH

2017 FRIEHTLINER M2-106 CUMMINS 6.7 AUTO w/ 21' ROLLBACK

2016 RAM 5500 6.7 CUMMINS 4X4 AUTO w/ JERR-DAN 19.5' ROLLBACK

2016 RAM 5500 6.7 CUMMINS 4X4 AUTO w/ CENTURY 12ton, 9.2' V-PLOW

2015 RAM 4500 6.7 CUMMINS AUTO w/ JERR-DAN MPL-NG

ITEMS SPENT ON "OUT OF POCKET" IN LAST 2 YEARS

NEW ITEMS AT SHOP:

WASTE OIL FURANCE REFUB	2023	\$10,350
NEW PARKING AREA & DRIVEWAY TO BACK LOT	2024	\$ 6,400
NEW STORAGE AREA ADD-ON	2024	\$ 18,500
NEW FENCE ON SOTHSIDE & ADD-ON STORAGE AREA	2024	\$ 20,650
NEW WATER HEATER "TUNE-UP"	2024	\$ 200
NEW WELL PUMP	2023	\$ 425
		TOTAL \$ 56,525

NEW ITEMS AT DOUBLEWIDE:

NEW CONCRETE FOUNDATION	2023	\$ 36,400
NEW FURANCE	2023	\$ 9,650
NEW CENTRAL A/C	2023	\$ 1,480
NEW WATER HEATER	2023	\$ 750
NEW WATER SOFTNER	2023	\$ 625
NEW ELECTRIC SERVICE	2023	\$ 1,250
NEW GRAVEL UNDER / AROUND	2023	\$ 850
CRANE SERVICE	2023	\$ 10,000
		TOTAL \$ 61,050

14617 KETTLESVILLE ADDITIONAL ITEMS AVAILABLE TO PURCHASE

SUPPORT TRUCKS PG# 10

2013 PETERBILT 384 DAYCAB PACCAR 10spd ROAD TRACTOR w/ FRESH TWIN PSI WET KIT

2000 PETERBILT 378 SLEEPER CAT 10spd ROAD TRACTOR w/ FRESH TWIN PSI PTO WET KIT

2003 FORD F-750 FLATBED-DUMP w/PALFINGER KNUCKLEBOOM

2003 FORD 550 4X4 SERVICE FLATBED w/ 6500lb JIB CRANE w/ NEW TRANNY PTO

NOTE: Tractors are NOT on the list of materials or equipment for sale... But can be added with purchase if agreed between both parties.

SUPPORT TRAILERS

2023 ALUM 10' UTILITY TRAILER

2022 SURE-TRAC 20' DUMP TRAILER

2019 PJ 35+5' GOOSENECK TRAILER

2018 COVE 28' ENCLOSED TRAILER

2007 CORN-RPO 27' TILT TRAILER

2001 TRAIL KING RGN STRETCHABLE DETACH TWIN AXLE TRAILER (w/Flip 3rd axle and Flip extra neck)

NOTE: Trailers are NOT on the list of materials or equipment for sale... BUT can be added with purchase if agreed between all parties.

SUPPORT EQUIPMENT PG# 11

JOHN DEERE 770 4X4 UTILITY TRACTOR w/LOADER

3-PT BUSH HOG ATTACHMENT

3-PT RAKE ATTACHMENT

3-PT FINISH MOWER

3-PT SNOW BLOWER

3-PT BACK BLADE

3-PT GRADER BOX W/ RIPERS

48" LAWN ROLLER

5500lb WHSE LP FORKLIFT

ZERO TURN RIDING LAWN MOWER

EMERGENCY TRAILER BOOGIE

1971 ARMY 5-TON ROTATOR 6X6 WRECKER

CAT 120B EXCAVATOR WITH 36" MAGNET

GEHL RSE-42 TELEHANDLER

BOBCAT SKIDLOADER 773

BOBCAT BUCKET

BOBCAT FORKS

LARGE GAS POWERED AIR COMPRESSOR (on floor)

NOTE: ITEMS ARE "NOT" ON PRICE LIST UNLESS AGREED BY BOTH PARTIES