

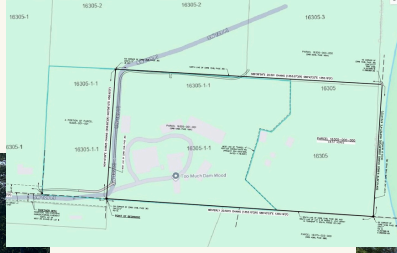
# AUCTION

Bidding Opens:  
**Monday, May 4 @ Noon**  
Bidding Closes:  
**Monday, May 11 @ Noon**

**REAL ESTATE: 106 SW 109 Place, Micanopy, FL 32667**  
**FORMER GOODWIN LUMBER COMPANY**

**Property Features:**

- Approx. 20 acres (MOL)
  - Multiple buildings/warehouse/open storage buildings
  - Storage warehouse (@3,200sq ft)
  - Retail store (1,320sq ft)
  - (5) Sheds (@ 13,600 sq ft; 5,120sq ft;3,200sq ft; 2,500sq ft; 1,800sq ft; 1,260sq ft)
  - Current Zoning: Agricultural
  - PIN 16305-000-000 and eastern Portion of 16305-001-001 (See Survey)
  - Well and septic
- Just South of Paynes Prairie off 441
  - Convenient to I-75



**REAL ESTATE**  
**Terms & Conditions**

- Real estate selling to the **Highest Bidder, REGARDLESS of PRICE! NO Minimums! NO Reserves!**
- Secured Creditor has the right to Credit Bid.
- Real Estate sells 'AS IS, WHERE IS' basis with NO warranties of any kind, express, implied, or otherwise.
- 10% On-Line Buyer's Premium (Real Estate)
- \$50,000 wire deposit into escrow **REQUIRED** to participate in the auction due by May 8, 2026 @ 5pm.
- 10% TOTAL Non-Refundable Deposit due May 12, 2026 @ 4pm with executed Contract.
- Balance due at Closing within 45 days of the auction.
- **No Contingencies** for Financing, Inspection, or otherwise.
- Buyer pays ALL Closing Costs.
- Buyer to pay ALL Taxes, both current & delinquent.
- Possession with Tax Certificate.
- BROKER PARTICIPATION AVAILABLE- Call to Qualify!
- Inspection of the Real Estate on **Friday, November 15, from 1pm - 4pm or by Appointment ONLY.**

**PERSONAL PROPERTY: Lumber Equipment & MORE**

- Lumber Mill and Equipment:**
- McDonough model V-54, 54" Headrig, w/ supporting equipmnet
  - Wintersteiger model DSG-150 ECO Frame Saw w/ 11kw main drive motor
  - Baker model BUS-O unscramble, haul-up chains, and feed to crossfeed belt, & access.
  - Fruilmac 349-1A End Matcher
  - Weinig model 934 profile knife grinder
  - Weinig Opti-Scan, model 970070
  - Moulder infeed table, 6' wide x 14' long, 7-belt
  - Autoquip hydraulic scissor lift table
  - Weinig model H-22-A, 5-head, 5" x 9-1/2" feed through moulder
  - Ultimizers model 1400B-314 Right Hand Optimizing cut-off and Optimizing saw
  - Set of conveyors, from Moulder to Optimizing saw- Peerless sawdust holding bin, 14' long
  - Packing line equipment, including 24" wide x 34' long belt conveyor - American 12' long x 14' wide infeed haul-up chains - Marathon Blower, 48" dia., 50HP belt drive
  - Group of misc. cutterheads and knives for moulder - Dayton 8" double end bench grinder - Lobo right hand chop saw, model SK-18 - Rockwell 12" hand jointer - Crescent 24" wide x 5" thickness, single planer - James L. Taylor 12' long clamp rack, (tread clamp) - Invicta model TI-14 spindle shaper - Rockwell/Delta model 34-390, 12" - 14" tilting arbor table saw - Diehl model SL-50 straight line, glue joint rip saw
  - Rockwell model 40-C radial arm saw - Black Brothers 26" wide single glue spreader - Hydraulic Laminating glue press - Cemco model URF-37M, two head wide belt sander - Aurora Dump Hoppers
  - Rees-Memphis three (3) bag recirculating type dust collector - Lobo model DC-9100 four (4) bag - recirculating type dust collector - Woodchuck model 3-7.5, three (3) bag, recirculating type dust collector
  - American model 2000 hydraulic scissor lift - DeWalt 12" miter saws, with stand - Whirlwind model 212, left hand cut-off saw - Campbel Hausfeld Horizontal air compressor - Nicholson model 2075, 60" chipper - Woodmizer super hydraulic horizontal band mill - Nyle, dehumidification house, dry kiln - Pre-Dryer with exhaust fans - Electrical control room, including starters, disconnects, breakers, and 10KVA transformer - Misc. shop tools, shop fans (14), welded steel saw horses (23)



**PERSONAL PROPERTY**  
**Terms & Conditions**

- Personal property selling to the **Highest Bidder, REGARDLESS of PRICE! NO Minimums! NO Reserves!**
- Everything sells to the Highest Bidder, Regardless of Price!
- Everything 'AS IS, WHERE IS' basis with NO warranties of any kind, express, implied, or otherwise.
- 13% On-Line Buyer's Premium.
- Personal Property payment by credit card, cashier's check, or wire transfer.
- Payment will be due in **Full on Wednesday, May 13 by 4pm.**
- Removal will be **Monday, May 18 - Thursday, May 21 from 9am till 4pm, each day.**
- All items must be picked up **Thursday, May 21 @ 4pm. NO EXCEPTIONS!**
- Removal of ALL items will be at the Buyer's Expense; including loading, rigging, and transportation.
- All plumbing and electrical must be capped properly and according to code.
- Arranging and paying for removal, pick up, shipping, and handling is the buyer's responsibility. Contact your rigging company now to arrange and get quotes.
- Inspection of the personal property on Friday, May 8, from 10am - 2pm ONLY.
- Any inquiries should be directed to the Ewald Auctions at 407-275-6853 or bob@ewaldauctions.com.

- Moving/Handling Equipment**
- Caterpillar model 930 front end loader (wheel loader), s/n 7916783
  - Caterpillar model 920 front end loader, (wheel loader) ser. No.7K7070-1357, mfg. 1976
  - Nissan Type 80, 8,000lb forklift, model WFO3A325V
  - Toyota model FD-30 fork lift
  - Southworth Hydraulic scissor lift

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Lisc. RE Broker - AB3381 - AU1340  
**407-275-6853**  
[www.ewaldauctions.com](http://www.ewaldauctions.com)

