



ANOTHER HILPIPRE Two Day AUCTION

REAL ESTATE and SHEET METAL EQUIPMENT

Owner going out of business

GENERAL SHEET METAL WORKS, INC.

217 RATH ST. -- Waterloo, Iowa



DAY 1 – Mon., June 27, 12:00 pm (NOON) :

Real Estate
ONSITE
BIDDING
ONLY

Inspection: Wed., June 22

And Thurs., June 23

9:00 am to 3:30 pm



General Sheet Metal REAL ESTATE Property

TOTAL 22,000 sq. ft.

This property is located in the Rath Industrial Area - Brown Field Redevelopment:

The City offers Free land and tax rebates for industrial developments in this area - negotiable per project (based on value and jobs). The City has approximately 6+ acres of industrial land in this area, and there is also private land within the TIF district. The City will grant the equivalent of "free land" through tax rebates for development occurring on private land with this area.

THESE Lots were combined and given current Parcel # 8913-25-426-012:

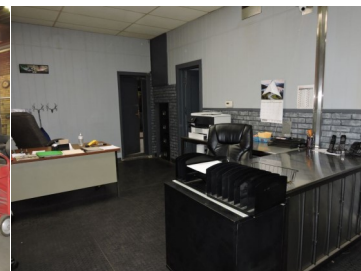
BUILDING 1 used to be 215 Rath Street - Lot 10; Morning Side Addition, Lot 10, Blk 3, SE 10' Lot 11 Blk 3; Originally Parcel # 8913-25-426-005; Built 1940 - 5680 sq feet includes bathroom/ small office in front.

BUILDING 2 - 217 Rath Street - Lot 9: Morning Side Addition, Lot 7 Blk 3, Lot 8 Blk 3, Lot 9 Blk 3; Originally Parcel # 8913-25-426-004; Built 1939 - 4840 sq feet including 2 bathrooms, 1 with shower; 1 office newly remodeled approx. 20' x 25'.

WAREHOUSE - Lot 8: 11,3000 sq feet -built/1980.

GARAGE - Lot Lot 7: Built 1975 - 480 sq ft; Paved 1980.

VACANT LOTS - Lot # 4 & Lot #5: Approx. .33 acre total; Morning side addition Lot 4 Blk 3, Lot 5 Blk 3; Parcel # 8913-25-426-00.



REAL ESTATE TERMS : Everything sells like is, as is, where is. No warranties or guarantees are in effect whether expressed or implied. All Sales Final. Payment Wire transfers, Overnight Cashier check. **Further Day of Auction:** Down payment of 10% and a separate payment for the 5% buyers' premium. Final payment due at time of closing approx. 30 days after auction.

SEE OUR WEBSITE FOR DETAILS- www.hilpiPRE.com

HILPIPRE AUCTION CO. -- WATERLOO, IA

PH: 319-235-6007 or Merv's Cell: 319-415-0816

OVER—Day 2—Machine Shop





ANOTHER HILPIPRE Two Day AUCTION

REAL ESTATE and SHEET METAL SHOP

Owner going out of business

GENERAL SHEET METAL WORKS, INC.

217 RATH ST. -- Waterloo, Iowa



DAY 2 – Tues., June 28, 9:00 am: SHOP MACHINES and TOOLS:
LIVE Virtual webcast bidding (NO onsite bidding)

Inspection: Wed., June 22
And Thurs., June 23
9:00 am to 3:30 pm

TERMS : Everything sells like is, as is, where is. No warranties or guarantees are in effect whether expressed or implied. All Sales Final. Payment Wire transfers, Overnight Cashier check or Credit card with an additional fee. **FOR shop auction:** A 18% buyers' premium applies on all purchases:

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Approximately 400 lots of **Machines and Tools**

3 BAR ROLLS: American' Kln; Others.

(24) WELDERS

ROLL FORMER: American Pullmax.

BENDER: Horsfeld hyd.

VARIOUS BRAKES

LOCKFORMER

MILLING MACHINE: Lagun Republic

HTC PRESS BRAKES

Punch presses.

Other PRESSES: Drill; H-frame.

SHEARS: HTC hyd.; Other types.

Threading Machine.

CHAIN HOISTS.

Rollers

SAWS

Air Compressors.

Roller conveyor.

SHOP TOOLS: Variety of general tools: Air; Drills; Clamps; Dies; Grinders; Hammers; Saws; Qty. Workbenches; Qty. Carts; Qty. Racking; Various assorted shop items /

HOMEMADE PAINT BOOTH.

LARGE QTY. OF IRON: Variety of Stainless Steel, Aluminum, Other.

FORKLIFTS: Toyota; Clark.

UTILITY TRAILER: Karavan 16'.



OVER—DAY 1—Real Estate

