

FABRICATING LIQUIDATION AUCTION

South of Edwardsburg, MI on M-62 to May St., then west 1/2 mile to... 27531 May St. - Edwardsburg, MI 49112

WEDNESDAY, MARCH 27, 2024

**REAL ESTATE 10AM
EQUIPMENT 10:30AM**

3 ACRES

**29,436 SQ. FT. BUILDING
STORAGE UNITS**

**ONTWA TWP.
CASS COUNTY, MICH.**



29,436 sq. ft. building with dock, 1800 amp, 480, 3 phase; (4) large water filters with UV lights; 14' x 14' overhead doors; office on city water and sewer; 4-year-old well for plant; storage condos - (12) 10' x 20', (12) 10'x10', (12) 4' x 10', all fenced, keypad gate access.

Winter Taxes: \$6,815
Summer Taxes: \$2,284

REAL ESTATE TERMS & CONDITIONS

DOWN PAYMENT: 5% down payment on the day of the 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: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to approval by the Sellers.

EVIDENCE OF TITLE: Seller shall provide an Owner's Title Insurance policy in the amount of the purchase price.

CLOSING: The balance of the purchase price is due at closing approximately 45 days after presentation of marketable title. Approximately May 10, 2024.

DEED: Sellers shall provide Warranty Deed(s).

EASEMENTS: Sale of the property is subject to any and all easements of record.

AGENCY: Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

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. Announcements made at the auction podium during the time of the sale will take precedence over any previously printed material, or any other oral statements made. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed 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 buyer is responsible for conducting his/her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this flyer is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and selling agents reserve the right to preclude any person from bidding if there is any question as to such person's credentials. All decisions of the auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.
AUCTIONEER NOTE: Your bidding is not conditional upon financing, so be sure you have arranged financing if needed. For more information on financing or inspection, contact Hahn Auctioneers, Inc.



FABRICATION EQUIPMENT

Toyota LP Forklift 6,000 lb, side shift, model 02-6FGU30, 10,775 hours, side shift, max lift height 187", 40" forks, tank not included
Hyster SO Fortis LP Forklift model S50ST, 5000 lb. capacity, max lift height 189", 11,956 hours, 48" forks, tank not included
Komatsu LP Forklift, model FG20C-12W, 4000 lb capacity, 7,409 hours, 128" max lift height, 48" forks, tank not included
Terex Scissor lift, 26' lift height
Mazak Super Turbo X-48 Mk 11 Laser model: CO2 Laser YB-L250A BM, 4'x8', 2500 Watt, 2006 year manufactured, sn: 187564
Mazak New Turbo X-48 Champion Laser model: CO2 Laser YB-LIS0B 7M, 4'x8', 1500 Watt, 1999 year manufactured, 44,368 hours, sn: 141487
(2) Cabinets w/Mazak Parts
Workstation Table w/Mazak Parts
Oils for Mazak Lasers
(6) Cutting Lenses - Punch Press
Sullair Air Compressor model 7510, presently running
Sullair Air Compressor model 2210, presently running
Donaldson Air Dryer model DHT-125, presently working
Atlas Copco Air Compressor model GA22, presently working
Quincy Air Compressor model 370, presently working
Donaldson Oil Separator, presently running
Sullair Air Dryers, presently running
Arrow Air Dryers, presently running
Ballast Tank
Cas Corp 48" Square Platform Scale w/ Digital Readout
Predator 55 Simplified Stretch Shrink Wrap Machine w/ramp
Lot of Shrink Wrap, 20"x80 ga.
W.F. Wells Horizontal Metal Cutting Bandsaw model W914A CNC w/extra blades
Conveyor in 2 pieces
Reid Brother's Co. Surface Grinder model 616-8-1

Strippit LVD M-1225 47-Station Turret 3 Auto Index, 20-ton w/14' Table, 48"x96" w/Repo
Strippit LVD Parma 1212 3 Auto Index, 21-Station Turret, 20-ton w/8' Table, 48"x48" w/ Repo
6-Style Turret Tooling
Mate 5-Drawer Tool Cabinet
6-Style Turret Tooling w/Rack
Mate 5-Drawer Tool Cabinet
Wolf Variable Speed Lathe
Baileigh Industrial Index Tube Bender Round Square, model M250
OTC Mig Welder, model DP400
Miller Tig Welder, model Syncrowave 200
Miller Tig Welder, model Syncrowave 250DX/350LX
(3) Miller Mig Welders, model CP-302
(3) Miller Tig Welders, model Syncrowave 250
Miller Tig Welder, model Square Wave 300
Lincoln Electric Mig Welder, model CV-300
Miller Migmatic M series Welding Gun, new in box
Welding Table, approx. 61"x120"x1.5" thick
Chowel Spot Welder, model ASR.75A
Peer Spot Welder model AR415 w/a Miller Coolmate 4
Chowel Spot Welder, model ASR75A
Miller Spot Welder model SSW-2040ATT w/ Miller Coolmate
Hobart Portable Spot Welder, sn: LG095553
Cadillac Gage Co. Height Gauge PLA-CHEK model 22341
Fowler Height Gauge, model Z-Height-E
Height Gauge

Portable Lift Table, platform 2'x2'
Granite Surface Plate, approx. 3'x2'
Koolant Coolers, Inc. PC-1, model KV3000
Pneumatic Air Press, model
Baileigh Pipe Bender, model YP38
Willis Drill Press 20" Variable Speed 220, model 20VS
Clausing Drill Press, model 2275
Boyar-Schultz Surface Grinder, model
Wells-Index Horizontal & Vertical Milling Machine, model 747, 1.5 hp
SuperMax Milling Machine, 3hp
Sign Plate - Machine Vise
Rockwell 20" Vertical Band Saw, model 28-3X0, 3-phase
Johnson model J Vertical Bandsaw, sn: J-14611
2009 Virtex LaserQC Machine, model LPS-IEA
Brake Press Tooling
Accurpress, model 71008, 90-ton
Accurpress, model 71008, 90-ton
Accurpress model 7606, 60-ton
Manual Accurpress model 7608, 60-ton
Geka Microcrop model
Auto Sert Pin Machine model w/automatic loader
Haeger Pin Machine
Baileigh Industrial Hydraulic Shear, model SH-5214, 14 ga. Steel, 1/8" Aluminum & 16 ga. Stainless steel
South Bend Precision Lathe model A, bed length 4'
Brake Press Tooling
Accurpress model 713010, 150-ton
Strippit Punch & Die Grinder

(2) Global Computer Stands
Cyclone Sandblaster
Pallet Racking, approx. 20'
48x44 Bunks

OVER 400 SHEETS OF THE FOLLOWING:

STEEL SHEET METAL		
18 ga. Steel	10 ga. Steel	1/4" ga. Steel
14 ga. Steel	11 ga. Steel	3/8" ga. Steel
16 ga. Steel	12 ga. Steel	3/8" ga. Steel
20 ga. Steel	Misc. half	3/8" ga. Steel
7 ga. Steel	sheets of steel	

GALVANIZED SHEET METAL	
16 ga. Galvanized, 4'x8'	18 ga. Galvanized, 20 ga. Galvanized, 4'x10'
14 ga. Galvanized	22 ga. Galvanized
11 ga. Galvanized	
12 ga. Galvanized	

ALUMINUM SHEET METAL	
1/8" Aluminum	.090" Aluminum
1/16" Aluminum	

Large amount of varied color powder coating

**AB CUSTOM
FABRICATING,
OWNERS**

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HAHN
HahnAuctioneers.com

Phil Hahn
(574) 535-3783
IN Lic. #AU01012967

Jason Hahn
(574) 536-7682



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Brian Wuthrich
Sale Manager
(574) 268-4940 - Milford, IN

Office (574) 773-8445 • Nappanee, IN