

# AUCTION - 30,000 SF INDUSTRIAL BUILDING 60+/- Acres In 2 Tracts - Angola, Indiana

**1101 Wohler St, Angola, IN**

- 30,000 SF Light Industrial Building
- Divisible Square Footage
- 2 Loading Docks

Tremendous opportunity to purchase an excellent industrial facility at public auction. This property is clean and ready for a new owner.

Inspect, Arrange Financing, and Come Prepared to Buy

Call For A Private Inspection



**Real Estate Selling at 5:00 PM**

## Tracts 60+/- Acres / Offered in 2 Tracts

**Tract #1:** Consisting of approximately 10+/- acres of land with a 33,478 SF manufacturing facility (Office SF: 2,112 SF, MFG SF: 31,364 SF)

**Tract #2:** 50+/- acres of unique hunting land with frontage on Center Lake

### Loading Facilities

Dock Height Door Size: 1 (12'x12')  
Drive-in Doors Size: 1 (12'x14'), 3(12'x12')

### Utilities

Electric Source: (12KV Primary Service) NIPSCO  
Natural Gas Source: NIPSCO  
Water/Sewer Source: Angola

### General

Sprinklers: Yes  
Heating: Suspended & 12,500 SF Air Rotation  
Air Conditioning: Office Area - Central

**NOTE: Explore the Potential of the Hunting Tracts - DENSE DEER AND WILDLIFE POPULATION.**

### Terms and Conditions of Real Estate

**Procedure:** This property will sell as one unit at live public auction on site. The seller reserves the right to accept or reject any bid. Real Estate will sell promptly at 5:00 pm.  
**Method of Payment:** A non-refundable earnest money deposit of 10% will be required day of sale with the balance due the day of final closing. The Real Estate Closing shall occur within 30 days of the auction. This real estate is being sold for cash and your bidding is not contingent upon financing. Have your financing prearranged prior to auction day.  
**Acceptance of Bid:** Successful bidder will be required to enter into a purchase agreement immediately following the auction at the site. The seller reserves the right to accept or reject any bid.  
**Buyers Premium:** A 5% buyer's premium will be added to the final bid price of the real estate thus, determining the final selling price of the real estate.  
**Title:** Seller will provide buyer with a commitment of title insurance in the amount of the purchase price insuring the transfer and marketability of the title. Seller will provide buyer with a fully executed corporate warranty deed conveying title to the buyer.

**Possession:** Possession will be given to the buyer the day of final closing.  
**Taxes:** The real estate taxes will be prorated to the day of final closing.  
**Survey:** In the event that the property sells in separate parcels and not as an entire unit, the Seller will supply the Buyer with a boundary survey of the property sufficient for conveying title. The cost of said survey shall be split on a (50:50) basis between the Buyer and the Seller. The type of survey and selection of the surveyor shall be at the sole discretion of the Seller and the Auction Company.  
**Property Disclosure:** This property being sold as is with no warranty being expressed or implied as to the physical condition, specific zoning or available permits.  
**Agency:** The Steffen Group is acting as exclusive agents of the seller.  
**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. Conduct of the auction and the increments of bidding are at the discretion of the Auctioneer. All decisions of the Auctioneer are final. Announcements made day of sale take precedence over any and all printed material.

Sale Manager: Brandon Steffen - 260.710.5684

Owner: QCC, LLC

**260.426.0633**

**STEFFEN GROUP**

Today's Leader in Auction Marketing

Today's Leader in Auction Marketing

**STEFFEN GROUP**



Well Cared for Machinery and Equipment

Real Estate Selling at 5:00 PM



**1101 Wohler St - Angola, Indiana**  
**Tuesday, July 27th - 9:00 AM - ON SITE**

**INDUSTRIAL EQUIPMENT & REAL ESTATE AUCTION**  
**COMPLETE PLANT LIQUIDATION**

**STEFFEN GROUP**

Today's Leader in Auction Marketing

419 E. Wayne Street  
Fort Wayne, IN 46802

**260.426.0633**

AU19600168 AC30500053

July  
**TUESDAY 27**  
9:00 AM

Place Your Bid Online @

liveauctionworld.com

**INDUSTRIAL EQUIPMENT & REAL ESTATE AUCTION**  
**COMPLETE PLANT LIQUIDATION**  
**Tuesday, July 27th - 9:00 AM - ON SITE**  
**WITH SIMULTANEOUS WEBCAST**



Place Your Bid Online @ liveauctionworld.com



**60+/- ACRES SELLING IN 2 TRACTS**

**1101 Wohler St - Angola, Indiana**

**STEFFEN GROUP**

Today's Leader in Auction Marketing

**260.426.0633**

www.steffengrp.com

# INDUSTRIAL EQUIPMENT & REAL ESTATE AUCTION

## COMPLETE PLANT LIQUIDATION

### Tuesday, July 27th - 9:00 AM - ON SITE

#### Lathes and Vertical Milling Machines

Bridgeport Romi 13" Manual Lathe  
 Monarch Engine Lathe, Model 12" C,  
 Takisawa Engine Lathe, Model Max Deluxe (Maxtum), SN:BDE91032H (1979)  
 Hurco CNC Vertical Mill, Model KM3, SN: SDD-9001073D (1993), 10" x 36" Table, 6" Tablewise  
 Burke (Powermatic) Plain Horizontal Mill, Model 2D, SN: 7322, 8" x 32" Table, 6" Table Vise, Coolant  
 Clausing Kondia Vertical Mill, Model FV-1, SN: Y-470, 9" x 48" Table  
 Bridgeport Vertical Mill, Model SN: 262962 (1993), 2 HP Spindle Motor  
 Raymond IMP Mill, SN: 74033, 20 HP Motor  
 Clausing Colchester Engine Lathe, Model Colchester 13"  
 Excello Vertical Mill, Model 602, SN: 60210312 (1980)  
 Clausing Kondia Vertical Mill, Model FV-1, SN: Y-137  
 Tree Vertical Mill, Model 2UVR, SN: 6880 (1960)  
 HH Roberts CNC Lathe, Model 14x40, SN: 11759 (1995), 220V  
 U.S. Burke Cincinnati 333 Milling Machine, Model PM, SN: 6764  
 LeBlond Makino 19" Regal Engine Lathe, SN: 15E-401  
 Lagoon FTD2 Mill w/ Readout, Model 27405

**Simultaneous Webcast:**  
**Place Your Bid**  
**Online @**  
**liveauctionworld.com**

#### Grinders

Brown & Sharpe Hand Horizontal Surface Grinder, Model 2LB, SN: 523-2-1518 (1957), 6" x 18" Table  
 Brown & Sharpe Hydraulic Horizontal Surface Grinder, Model 618 Micromaster, SN: 523-8186-9323 (1984)  
 Landis Horizontal Hydraulic Surface Grinder, Model 1224, SN: 145-12 (1970), 12" x 24" Electro-Magnetic Chuck  
 Okamoto Hydraulic Surface Grinder, Model ACC-12.24Z, SN: 7805 (1994), 12" x 24" Electro-Magnetic Chuck  
 Cincinnati Universal OD/ID Cylindrical Grinder, SN: 203D1R76 (1946), 12" x 36" Capacity, Coolant  
 Swisher Tub Grinder, Model Mark V, SN: 0570-0066, 7.5 HP Spindle Motor  
 Brown & Sharpe Hand Horizontal Surface Grinder, Model 2LB, SN: 523-2-598 (1953)  
 Jones & Shipman Hydraulic Horizontal Surface Grinder, Model 220H, SN 16361, 6" x 18" Electro-Magnetic Chuck  
 Okamoto Hydraulic Horizontal Surface Grinder, Model ACC-8.20ST, SN: 82021 (1996)  
 Micromatic Carbide Table Grinder, SN: ME-1616  
 Jones & Shipman Universal OD Cylindrical Grinder, Model 1307, SN: BO-91497 (1977), 14" Swing Over Table  
 Gallmeyer & Livingston Hydraulic Horizontal Surface Grinder, Model 666, SN: 666122 (1977)  
 Excello Plain OD Thread Grinder, Model 36, SN: 36042, 18" Swing Over Table, 42" Between Centers  
 Mattison Vertical Spindle Rotary Surface Grinder, Model 24, SN: 24-500 (1970), 42" Dia. Table, Wheel Dresser  
 Jones & Shipman Universal OD Cylindrical Grinder, Model 1300, SN: BO-91444 (1977)  
 Footburt Hammond Hand Horizontal Surface Grinder, Model 2, SN: 535, 6" x 18" Permanent Magnetic Chuck  
 Jones & Shipman Universal OD Cylindrical Grinder, Model 1307, SN: BO-77262 (1977), 14" Swing Over Table  
 K.O. Lee Electro-Hydraulic Plain OD Cylindrical Grinder, Model B1020-29HM1  
 Bryant Universal ID Grinder, SN: Y-12546 (1965), Coolant  
 Okamoto Hydraulic Horizontal Surface Grinder, Model ACC-12.24ST, SN: 83557 (2000)  
 Okamoto Hydraulic Horizontal Surface Grinder, Model ACC-12.24ST, SN: 83068 (1996)  
 Toyota Plain OD Cylindrical Grinder, Model GOP 32 x 100, SN: LG344-1 (1973), Hydraulic Unit  
 Footburt-Hammond Hand Horizontal Surface Grinder, Model 2, SN: 660, 6" x 18" Electro-Magnetic Chuck  
 Footburt-Hammond Hand Horizontal Surface Grinder, Model 2, SN: 589, 6" x 18" Table  
 Footburt-Hammond Hand Horizontal Surface Grinder, Model 2, SN: 533, 6" x 18" Table  
 Footburt-Hammond Hand Horizontal Surface Grinder, Model 2, SN: 576, 6" x 18" Electro-Magnetic Chuck  
 Jones & Shipman Horizontal Grinder 6x17, Model S2RS, SN: 8165512x  
 Jones & Shipman (Micromatic) Universal Tool & Cutter Grinder, Model 20L  
 Okamoto Hydraulic Horizontal Surface Grinder, Model ACC-8.20ST (1996)



#### Grinders (cont.)

Ferdimat Hydraulic Universal OD/ID Cylindrical Grinder, Model UA71, (1988)  
 Jones & Shipman Hydraulic Horizontal Surface Grinders, Model 540 (1977)  
 Gallmeyer & Livingston Hydraulic Horizontal Surface Grinder, Model 360 (1968)  
 Harig Hand Hydraulic Horizontal Surface Grinder, Model 618 Automatic (1986)  
 Jones & Shipman Hydraulic Horizontal Surface Grinder, Model A2W(1959)

#### Paint Equipment

DeVilbiss Spray Booth, Type: DF, No: 564

#### Polishers

Micromatic Textron Vertical Hydraulic Hone, Model 3MVH, SN: H-8830  
 Sunnen Horizontal Hydraulic Hone, Model MBB-160D-MS, SN: 42361 (1964)

#### Presses

4-Post Down-Acting Hydraulic Press, 10.5" x 18" Between Posts, Shuttle Table  
 Dake Hydraulic Frame Press, Model 23-312, SN: 167320 (1993), 300 Ton  
 Dake H Frame Hydraulic Press, Model 21-160, SN: 165723 (1972), 150 Ton  
 G & B Down-Acting Ring Frame Hydraulic Press, SN: 311-327  
 Niagara Flywheel OBI Press, Model A2 ¼, SN: 16552 (1939)  
 Niagara Flywheel OBI Press, Model A2 ¼, SN: 21480 (1944)  
 100 Ton Hydraulic Shop Press, 480V  
 Watson Stillman Press #9330DB

#### Forklifts

Yale Riding Electric Fork Lift, Model K70C-030 G36T 083, SN: P272242 6K  
 Clark Electric Riding Fork Lift, Model EC500-20D, SN: E235-316-6705FB, 2K  
 Caterpillar Propane Riding Fork Lift, Model T80CSTR, SN: 90M01647, 8K  
 Yale Lift, Model MC205041, SN: 5246673  
 Clark Standup Fork Lift, Model NP50-45T, SN: NP245T-292-2752 4 75, 4.2K

#### Ovens and Heat Treat Systems

Harrop Electric Batch Kiln System w/(4) Loading Cars  
 (3) Lucifer Electric Furnace, Model PLAC6930  
 (2) Blue M Electric Heat Treat Oven, Model Power-O-Matic 60  
 Euclid Kilns Electric Furnace, Model CF340-B3-P, SN: 0701-01  
 Alexander Engineering Electric Muffle Furnace, SN: 449 (1986), 1,500° F Max  
 Sta-Warm Heated Pressure Vessel, Model & SN: N/A, 450° Heating Capacity  
 (2) Custom Built Vertical Gas Kilns w/Conveyor Systems

#### Plant Servicing Equipment

Quincy Piston Type Skid Mounted Air Compressor, Model 390-12-280373-L  
 Electric Steam Generator, Model 20088-4, SN: 84643, 200 PSI Max Pressure  
 Gardner Denver Tank Mounted Rotary Screw Air Compressor  
 Quincy Tank-Mounted Piston Type Air Compressor, Model 325, SN: 343373  
 Centri-Spray Corp. Air Scrubber, Model SA-201-20, SN: AW722420120

#### Quality Control Equipment

36" x 48" x 8" Gray Granite Surface Plate, Mounted on Steel Stand  
 36" x 48" x 8" Gray Granite Surface Plate, Broken Corner  
 Nikon Microscope, Model AFX-11-A, Fiber Optic Light Source  
 Webber Environmental Chamber, Model AT28.1-125+275, SN: 3824  
 Mitutoyo Hardness Tester, Model ARK-600, SN: 60607 & SN: 60606  
 ISI-SX-30 Scanning Electron Microscope

#### Saws and Shears

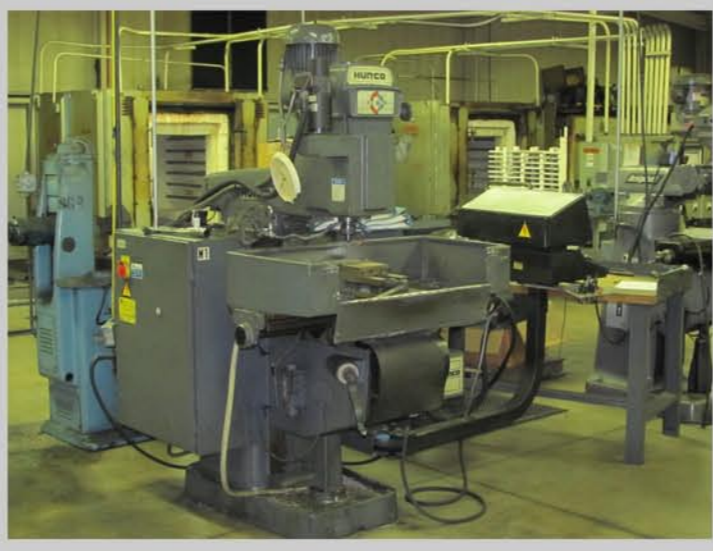
Wysong Hydraulic Shear, Model H-1652, SN: H52-828  
 DoAll Vertical Band Saw, Model Zephyr, SN: Z4505216 (1945), 16" Throat  
 Micromatic Hone Table Saw, SN: ME-1486, 6" Dia. Blade  
 Tilting Table Saw, 6" Dia. Blade  
 DoAll Vertical Band Saw, Model ML, SN: 84514906(1944)  
 Carolina Horizontal Band Saw, Model HD10, SN: HD107961  
 Micromatic Hone Table Saw, SN: ME1614, 6" Dia. Blade, Coolant  
 Kalamazoo Horizontal Band Saw, Model 1220-W, SN: LW1851 (1971), Coolant  
 Roll In Vertical Band Saw, Model & SN: N/A, 12" Throat

#### Mixers and Tumblers

(2) Lancaster Batch Mixers, Model 30DH, SN: 168 (1974) & SN: N/A (1970)  
 Lancaster Batch Mixer, Model 18, SN: N/A  
 Teledyne Readco Mixer, Model D.A. Mixer, SN: 104684 (1974)  
 (2) Empire Rotary Tumbler, Model BBO Basket Blaster - Model 4426-PD10  
 (3) Gilson Rotary Tumblers  
 Norton Abrasive Bond Tumbler, Model VC, SN: CI69105  
 Norton Abrasive Bond Tumbler, Model VA, SN: CI-74102



**EQUIPMENT  
 HAS BEEN WELL  
 MAINTAINED  
 WITH LOW  
 HOURS**



#### EDM

Raycon EDM, Model C-Frame, SN: 7564, Raycon SH-10 Control  
 Hurco EDM, Model TRM-90, SN: FA9-002 053 (1993)  
 Hansvedt EDM Machine, Model Sm-150B, SN: B10311 (1990)  
 Charmilles EDM, Model Form 2-LC, SN: 91040077 (1997)

#### Scales

Toledo Electronic Scale, Model 1985, SN: 1610586 ISH  
 Toledo Electronic Scale, Model 8140 SN: 4127900-4LW  
 Toledo Scale, 0 - 125 lbs.  
 Doron Digital Scale, Model 7000 Class III  
 Toledo Scale, 0 - 1000 lbs.



### Important Auction Information

**Sale Location:** 1101 Wohlert St., Angola, IN  
**Date and Time:** The Auction will begin promptly at 9:00AM (Local Time) on Tuesday July 27th. The doors will open at 8:00am auction day for final inspection and bidder registration.

**Preview and Inspection:** The items will be available for advance inspection from 9:00am until 5:00pm on Monday, July 26th.

**Terms of Sale:** A 10% Buyers Premium will be charged on all purchases. A 13% Buyers Premium will be charged if using a credit card. For online auction terms, please visit [www.liveauctionworld.com](http://www.liveauctionworld.com). All bidders must register and provide proper identification. All items are sold "as is, where is" and must be paid for in full, cash, check or credit card.

**Buyers:** Buyers are responsible for all risk of loss, property damage, personal injury caused by removal, and all costs of removal of items/lots purchased. A certificate of insurance reflecting adequate insurance coverage, holding Auctioneers, owners and landlords harmless against any damage must be furnished to the Auctioneer at Auctioneer's sole discretion and request prior to such removal. Buyer's obligation with regard to removal further includes the obligation to repair and restore any damage to the real property or permanent improvements where the purchased items/lots are located. Buyers de-installing items/lots purchased must be or use professional, experienced, qualified de-installers and provide to Steffen Group a certificate of insurance or bond in an amount of no less than One Million (\$1,000,000.00) Dollars, prior to performing such work.

**Removal:** No items will be removed without proof of payments. Removal times will be from the conclusion of the auction until 6:00 pm and July 28th from 8:00 AM to 5:00 PM. If additional time is needed, please contact a Steffen Group representative. Lots not paid for and/or removed within the time allowed may be resold at public or private sale without further notice, and any deficiency, together with all expenses and charge of resale, will be charged to the defaulting purchaser. Your stamped paid receipt must be shown to checkout supervision prior to removal. Although checkout supervision will be provided, the Auction Company and Sellers are not liable for lost or stolen items purchased at the sale.

**Disclaimer and Absence of Warranties:** Each potential bidder is responsible to conduct, at their own risk and cost, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Seller and the Steffen Group or the Steffen Group's agents and associates are not responsible for any warranty as to condition of property. Bidder shall be fully responsible for confirming that each item bid on is appropriate for bidder's intended use. Neither the Steffen group nor Seller shall be responsible, in any way, for confirming or denying the specific identity or intended use of any item or piece of property. Inspection dates have been scheduled and will be staffed with auction personnel. Please feel free to inspect the property at any other time, so long as arranged in advance with the Steffen Group. Bidder shall repair any damage to the property done by bidder, its representatives and agents, while conducting any inspections. In addition, bidder shall indemnify, defend and hold Seller harmless for any claims or damages suffered by seller relating to actions taken by bidder, its representatives and agents, while conducting any inspections.

The items are being sold on AS IS, WHERE IS basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. The information contained in this brochure 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.

**Governing Law:** Bidder agrees that no matter what State or Country bidder resides, or location of the auction, all disputes or disagreements shall be construed according to the laws of the State of Indiana.

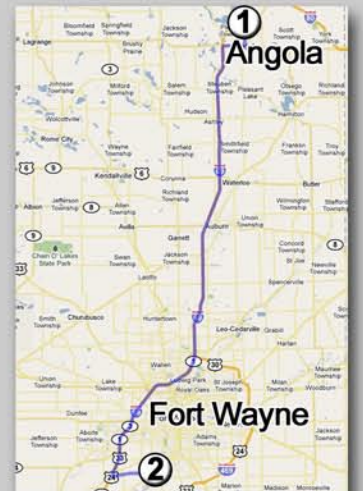
The Steffen Group reserves the right to reschedule due to inclement weather. The Seller reserves the right to sell items prior to the auction.

### Travel Information

**1. Auction Site**  
 1101 Wohlert St.  
 Angola, IN 46703

*Travel North on I-69.  
 Exit 148 - US-20 E.  
 Left at N. Superior St.  
 Left at W. Mill St.  
 Right onto Wohlert St.*

**2. Fort Wayne International Airport**  
 3801 W. Ferguson Rd.,  
 Fort Wayne, IN 46809



Complete Details & Photos @ [www.steffengrp.com](http://www.steffengrp.com)

**STEFFEN GROUP**  
 Today's Leader in Auction Marketing

Simultaneous Online Bidding @  
[liveauctionworld.com](http://liveauctionworld.com)

[www.steffengrp.com](http://www.steffengrp.com)