

ZANESVILLE FABRICATORS INC. ABSOLUTE REAL ESTATE & BUSINESS LIQUIDATION AUCTION

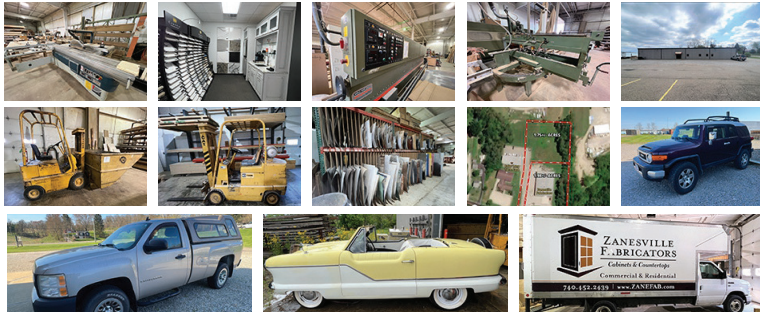
3.8+/- ACRES – 2 TRACTS – 14,000 SQUARE FOOT BUILDING – WAREHOUSE & OFFICE SPACE – EXCELLENT LOCATION – 3-PHASE ELECTRIC – ENDLESS POSSIBILITIES – OPPORTUNITY KNOCKS!!!

THURSDAY, JUNE 22nd STARTING @ 1:00 P.M.

REAL ESTATE TO SELL FIRST WITH CONTENTS TO FOLLOW.

1845 CHANDLERSVILLE, RD ZANESVILLE, OH 43701

OPPORTUNITY KNOCKS with this rare offering of real estate situated on 3.83+/- acres just outside the Zanesville City limits! This property will be offered in two tracts and as a whole, whichever way brings the most money is the way it will be sold. **Tract #1** contains 1.9+/- acres with a 14,000 square foot 'Butler Building', that was constructed in 1999. This building is in excellent condition, as we have had an inspection completed, and building is in "Move-In" condition. The building has approximately 11,000 square feet of shop/warehouse space with the remaining 3000 square feet being finished office and showroom space. Some features of the building are 6" concrete floor with radiant floor heat, a complete sprinkler system, security system, 3 bathrooms, and large overhead doors. The office area has a showroom, meeting room, individual offices, break room, 2 bathrooms, and more. If you are looking to start or expand your business, you will want to check this property out – not a single detail was overlooked. There is ample room for both customer and employee parking. **Tract #2** will consist of 1.75+/- vacant acres that sets just north of Tract #1. This tract will have frontage on Chandlersville Rd., and currently there is a shared drive-in place (this tract owns it), and has all utilities available. This property would be ideal for several types of endeavors. **OPPORTUNITY KNOCKS!!!**



INSPECTION DATES:

MONDAY, JUNE 12TH FROM 3:00 P.M. TILL 6:00 P.M.

THURSDAY, JUNE 15TH FROM 3:00 P.M. TILL 6:00 P.M.

TERMS ON REAL ESTATE: There will be a 10% Buyer's Premium added to the final bid price to determine the contract price. Successful purchaser(s) will be required to deposit a 10% non-refundable down payment the day of the auction, with the balance due at closing (within 45 days). This property will sell Absolute w/ no minimums or reserves. This property will sell "AS-IS, WHERE-IS, w/ no warranties implied or expressed. Property will sell with no contingencies, financing or otherwise. Property will be offered in individual tracts and as a whole – whichever way nets the seller the most money is the way it will be sold. Secure Title will handle the closing. All information contained herein was derived from sources believed to be correct, but not warranted. Any announcements on the day of auction will take precedence over any and all printed material.

COUNTERTOP AND CABINERY EQUIPMENT – WOODWORKING TOOLS – BUILDING MATERIALS – FORK LIFTS – 2009 FORD BOX TRUCK – 2006 TOYOTA FJ CRUISER – 2007 CHEVROLET SILVERADO – 1957 NASH METROPOLITAN – OFFICE EQUIPMENT AND FURNISHINGS – AND MORE – OPPORTUNITY KNOCKS!!!

VEHICLES: 2009 Ford E-350 Van with 16' Box(128K); 1957 Nash Metropolitan(Rebuilt Title); 2007 Toyota FJ Cruiser(133K); 2008 Chevy Silverado 2WD 4.3L Pickup; 1979 Buick Regal Project Car; **TRACTOR:** Ford 8N; **BOAT:** 1984 16' Gastron w/ Johnson 70hp Motor; **EQUIPMENT:** CAT T50B Tow Motor; Baker Tow Motor; **INDUSTRIAL WOODWORKING EQUIPMENT:** Holz-Her 1443 & 1410 Ultra-Granupress Edge Banders; Evans Power Feed Miter Saw Ritter R19F3; 23-Spindle Single-Row Line Drill; Panel Saw; Paoloni P 3200S Sliding Table Saw; Midwest Form-A-Matic; Evans 0100 Post Former; Evans EZ-Y Bond Pinch Roller; Midwest Versa Form; Black Bros. Clamping Machine; Blum Mini Press Boring Machine; 6"x48" Edge Sander; Copco Hydra-cut; Maggi System 23 Boring Machine; Berrone AIRONE 2 Tenoning Machine; Grizzly 7 1/2" Shapers w/ Vertical & Horizontal Power Feeds; Festool Conturo KA65 Edge Banders; Handy Cabinet Clamps; 3Phase to 1 Phase Inverters; Evans Pinch Roller; **MISC TOOLS:** Shop Fans; Rockwell 14" Band Saw; Grizzly Drill Press; Delta Dust Collector; Porter Cable Routers; Belt Sanders; Air Nailers; Misc. Hand Tools; Router Bits; Pancake Air Compressor; Levels; Bosch Hercules Portable Miter Saw; Delta Unisaw; Bench Grinder; Hot Melt Applicator; Bosh Compound Miter Saw; DeWalt Radial Arm Saw; Orbit Industrial Drill Press; Ladders; Floor Jack; Wayne 5hp & Quincy 5hp Air Compressors; Craftsman 6" Jointer/Planer; Kreg Pocket Hole Jig; Various Clamps; **BUILDING MATERIALS:** Jason Jacuzzi Tub with Bluetooth; Kitchen & Bath Sinks; Faucets; Slatwall Sheets; Laminate Countertops; Sheets of MDF; Rough Cut 5/4-8/4 Lumber including Red Oak, Maple & Walnut in 8'-14' Length; other Misc. Lumber; Sheets of New Formica; Drawer Slides; **MISC:** Semi-Trailer for Storage; Conestoga Wagon; Diamond Plate Truck Tool Boxes; Work Benches & Cabinets; Sandpaper; Retail Displays; Viking Stainless Built-In Oven & Gas Range Top; GE Stainless Refrigerator; Utility Trailer; Desks; Office Chairs; Filing Cabinets; Candy Vending Machines; Small Block Chevy 350 Engine; Big Block 454 Engine; Blodgett Convection Oven Used for Powder Coating; And Much, Much More!

TERMS ON CHATTELS: CASH OR GOOD CHECK W/ PROPER ID.

OWNER: ZANE FAB LTD. & ZANESVILLE FABRICATORS INC.

AUCTION CONDUCTED BY:

BEN SCHAFFER REALTY

ED AND BEN SCHAFFER AUCTIONEERS, LLC.

LANCE MILLER, AUCTIONEER/AGENT – 740-819-8838

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740-305-5054



AUCTIONEER'S NOTE: Since providing quality products & services since 1978, Zane Fab Owner Joe Nash has decided to end their incredible run and begin his much-deserved retirement. In doing so, he is offering up for sale this amazing piece of commercial real estate as well as all of the tools & equipment that helped build their legacy. Not responsible for accidents or loss. Any announcements on day of auction, take precedence over any and all printed material. Hope to see you on the 22nd of June!