



IL Auction Firm License No.: 444.000399
909 E Main St., Teutopolis, IL 62467

COMMERCIAL BUILDING & CONTENTS! ONLINE ONLY TIMED AUCTION

Monday, December 5, 2022

10:00 A.M. Real Estate • 1:00 P.M. personal property

Off Rt. 33 turn west on Porter St. 1 block.



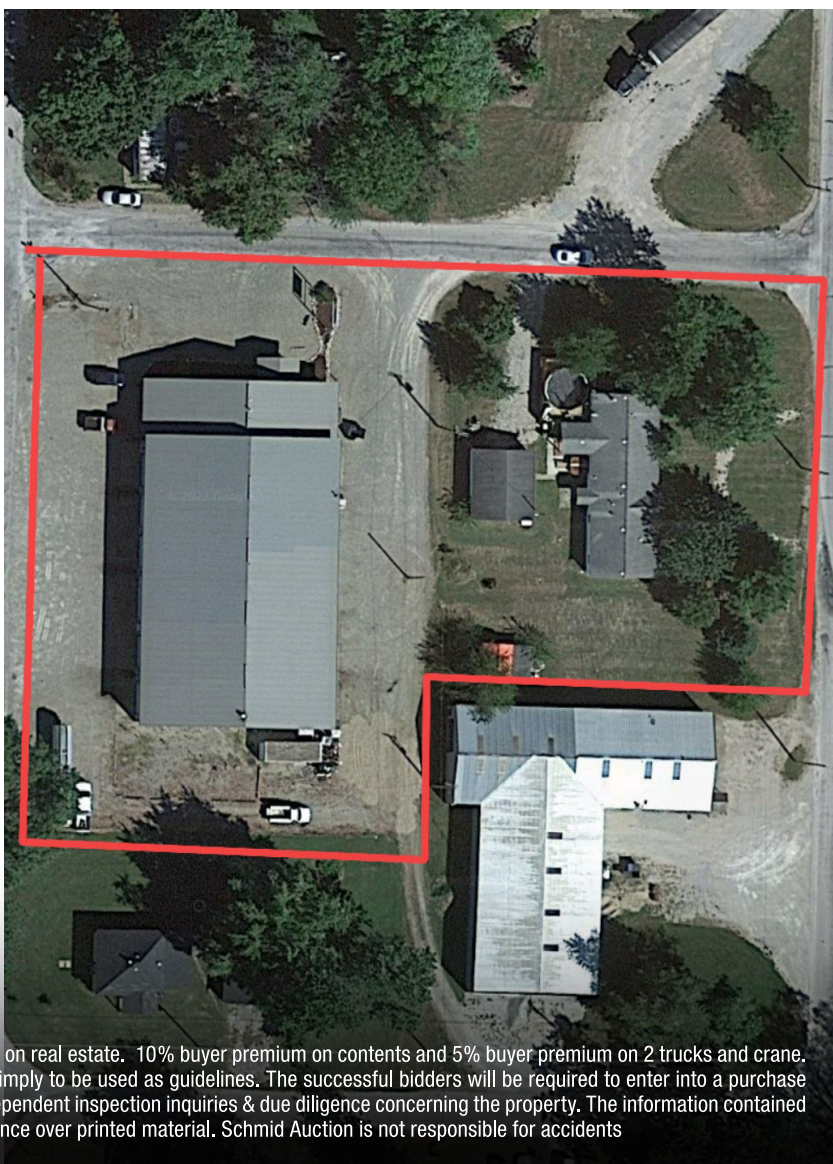
9600 Sq. Ft. Shop 120' x 80', 24' x 80' 1,920 Sq. Ft office area, built on stem concrete wall in 1999. Wash bay with overhead door. Front foyer, 2 bathroom, service counter, parts room, single phase electric, clean EPA phase 1, Natural gas boilers heated floor. 225'x142 industrial lot pin 06-0-34-201-029-000 Taxes 2021 payable in 2022 were \$9,257.73 and 150'x142 industrial lot pin 06-0-34-201-040-000. Since buildings have been torn down on empty lot tax estimate is approx. \$330.00 in empty lot pin 06-0-34-201-040-000 2022 payable in 2023 estimate.

***Open House: Wednesday, November 16, 2022 • Noon-3:00 P.M. and
Saturday, November 26, 2022 • 10:00 A.M.-Noon***

Trucks, Crane, Lifts, Tools, and shop equipment will sell the same day in the afternoon!

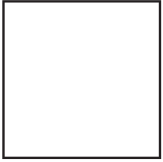
5 overhead doors on east side including wash rack and 3 on west side including wash rack. Overhead doors are 14'x14' and one is 20'x14'. Drawings of building available at the open house.

Seller: SHA Properties LLC



Terms & Conditions: Real Estate is sold "As Is". 10% down the day of sale remainder due at closing in 30 days. No buyer premium on real estate. 10% buyer premium on contents and 5% buyer premium on 2 trucks and crane. The property will be sold in a manner resulting in the highest sale price subject to sell conformation. All markers on maps are simply to be used as guidelines. The successful bidders will be required to enter into a purchase agreement following the close of the auction. (The next day) It is the potential bidder's responsibility to conduct his or her own independent inspection inquiries & due diligence concerning the property. The information contained herein is believed to be accurate but is subject to verification by all parties relying on it. Announcements day of sale take precedence over printed material. Schmid Auction is not responsible for accidents

9600 SQ FT SHOP• TRUCKS, CRANE, LIFTS, TOOLS • TRENTSCHMID.COM



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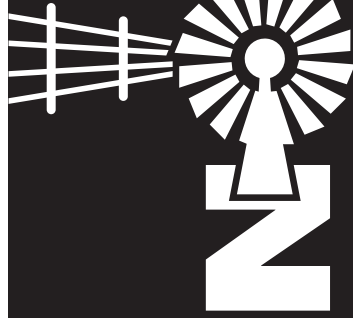
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TrentSchmid.com

Trent D. Schmid – Auctioneer
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