

3
PARCELS

Real Estate & Personal Property ABSOLUTE AUCTION

1.33
ACRES

— South Bend —

Monday, October 11, 2021 • 10:00 a.m. EDT

Location: 22811 Ardmore Trail, South Bend, IN 46628
(Lincoln Way West to Bendix Dr., south to Ardmore Trail, go west)

— REAL ESTATE • 12:00 P.M. (Noon) —

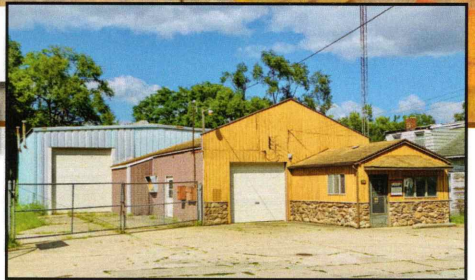
J.W. Huston's Body Shop ~ Since 1967

Three lots with frontage on three streets. Main building is 5,746 sq. ft. It has a nice down draft paint booth, infrared heat, 1/2 bath, dual head air compressor, 3 phase electric, (3) exterior overhead doors, alarm, city water, beams w/chain falls and a receptionist area. Second building is 30' x 48' w/infrared heat and (3) overhead doors. Third building is an older home (as is). Part of the lot is fenced. The industrial buildings are nice and have many potential uses. Jim had a successful body and paint shop business and the next owner would have a great set up.

★ Located next door to the Ardmore Hardware shop ★

— Open House —
Wednesday, September 29th
4:00-6:00 p.m. or by appointment

★ NO RESERVE AND SELLS TO THE HIGHEST BIDDER ★



— PERSONAL PROPERTY —

VEHICLES – 1975 Chevy Custom Deluxe tow truck; 1973 AMC Jeep w/Western snow plow; misc. auto parts; hubcaps; new (old stock) GM truck door; (2) Ford Econoline van seats; car emblems; misc. tires; snowmobile trailer, no title;

FRAME MACHINE / TOOLS / SNAP-ON / MISC. – 18' Star Jack 360 frame machine (never used); Buske frame straightener; heavy duty Black Hawk body/frame repair system (Power Tower); Unibody pulling system; Power Post floor pull system; Buske Porto-Metal former; 4' & 6' metal panel brakes; Buske collision repair system; Bishman 2100 tire changer; (3) Tepco 2500 commercial air cleaners



(heavy duty); 3-ton cherry picker; several Porto-Powers & attachments; Guy Chart frame & body repair kit; Snap-on engine diagnostic; (2) Snap-on roll-away tool boxes; Snap-on cabinet; Snap-on puller set wall-mount cabinet; Snap-on air conditioning service wall-mount cabinet; Blue Point Auto Air Service III; Ammco strut compressor; Lincoln SP 200 welder; Hobart welder; (2) spot welders; Snap-on plasma cutting system; Snap-on vacuum sand blaster; Steam Jet hot water (propane) power washer; electric power washer; Atlas drill press; Bullard Type C supplied air respirator; Blue Point front wheel drive tool kit; FWD hub & bearing tool; Morgan/Nokker slide hammer; Atlas mandrel press; several acetylene tanks & torches; air regulators; (2) air jacks; (6) floor jacks; (2) heavy duty jack stand sets; Snap-on wrenches (several); Snap-on ratchet wrenches; Snap-on nut drivers & screwdrivers; Snap-on Torqometer; Snap-on steering wheel puller; Snap-on air drill; Snap-on 3/8" & 1/2" impacts; Snap-on angle grinder; Snap-on sockets sets, swivels, deep well & impact sockets; Blue Point 1/4" air ratchets; Snap-on box wrenches; Rockwell 3/4" impact; spot weld drill; car ramps; C-clamps; springs; chains & chain binders; pipe wrenches; bottle jacks; (3) work benches w/vises; old antifreeze testers; old industrial Dayton drill press; Craftsman Shop Vac; heavy duty portable scaffolding; AC headlamp aim adjuster; old paint mixer & paint can rack; (2) waste solvent recyclers; (3) porta steps; wheelbarrow; extension ladders; propane radiant heater; paint recycler; AC miniature lamp cabinet; paint guns; ETG electronic thickness gauge; lots of misc. hand tools & Snap-on hand tools; 50 years of service manuals; Simplicity cabinet; screw & clip cabinet; lots of misc. tools;

COLLECTIBLES – Old Pepsi ('60s & '70s) pop can machine (good condition); 1962 DuPont tin sign (green back & embossed); THIXO-TEX light up sign (double sided 12" x 49"); old safe out of Chicago; barrel cart; radiator can; service station bell; air horn; (2) retro chairs; GTO fender cover; misc. stationery; Sikkens (lighted) clock; misc. items;

Auctioneer's Note: This is a great piece of property with two nice industrial buildings. Jim ran a successful business at this location since 1967. He had also installed a very expensive, high quality paint booth that sells with the package deal. There is also a large assortment of quality personal property items. Plan on attending the sale and bidding your price! Everything is sold with NO RESERVE! (No buyer's premium).

— TERMS —

Real Estate – \$10,000 down CASH or CERTIFIED CHECK payable to Kaser Realty (non-refundable) with the balance due in 30 days. Sold AS-IS.

Personal Property – Cash or major credit card with 3% convenience fee. Not responsible for accidents or merchandise after sold.

James Huston - Owner

Sale conducted by:

Kaser's Auction Service

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