



Custom Built Brush Co.



LIQUIDATION AUCTION

Thursday - May 9 at 10:00 A.M.

Located at 7390 Dan Smith Rd. - Watervliet, MI 49098

Just South of I-94 Exit #41 on M-140 to Dan Smith Rd. then West to sale site.



SHOP FORKLIFT

-CATERPILLAR Hard Tire LP Shop Forklift,
Model: GC-20-K (3 Stage Mast),
SN: AT82C06646, Hours 1,094



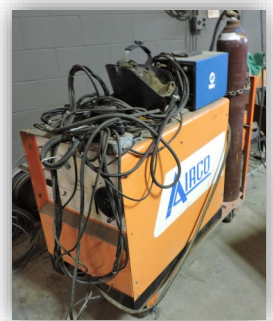
SEWING MACHINES * BRUSH RELATED * FACTORY ITEMS

-JUKI Commercial Sewing Machines; 2 Needle Sewing machine; 220 Sewing Machine; Custom Made Soft Brush Rolls; 12 Ft. Metal Factory Carts; Metal Rolling Carts; Factory Storage Bins; Factory Racking; Other Brush Items.



SHOP TOOLS * LATHES * TOOLS

-(2) Quincy 1-Phase (230) Air Compressors; Milling Machine; Bearing Press; Table Saw; WELLS Metal Cutting Saw w/Roller Guides; Several Floor Model Drill Presses; Large Metal Lathe; Double Grinder; ARCO Welder; Shop Blowers; Shop Fans; Craftsman Drill Press; Cement Mixer; Delta Model-20 Band Saw; Toledo 1000 Scale; Box Stapler; Glue Gun; Parts Rack; Step Ladders; Banding Machine; Wells Band Saw; Port-A-Trace; Loading Dock Plate; Some Scrap Metals; Floor Model Drill Presses; Shop Tools; Nut and Bolt Supplies; Work Table; Small Band Saw; Shop Tools; Plus Much More Found Around Commercial/Industrial Site for Over 50 Years!!!



PRE-VIEW

Wed. May 8

11:00 A.M. to 1:00 P.M.

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[Real Estate Info Back Page](#)

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BUSINESS OPPORTUNITY * CLOTH CUTTER W/PATENT!

Asking \$50,000 with Patent: U.S. Reg. No. 2462762

Lot-A) 7 Ft. Wide HAIRE "Cloth Cutting Machine"

Includes an Assortment of DIES.

SPECIALTY BRUSH MACHINE

Asking \$25,000

Lot-B) CARLSON "Tire Brush Machine"

LOT A & B TERMS: Selling subject to sellers approval. Asking price located above, will be taking offers day of auction.



PERSONAL PROPERTY TERMS: Cash, Good Check, Credit/Debit Cards w/5% Fee. All items are sold in "AS-IS" condition. No items removed until settled for. Not responsible for accidents or goods after sold. Removal is the buyers responsibility at their own risk. Removal day of auction, also Friday and Saturday, other days announced at the auction. Removal day of auction and Friday/Saturday May 10 & 11 from 9:00 A.M to 12 Noon, or make an appointment.

GLASSMAN AUCTION SERVICE

P.O. Box 315 * 6815 E. Main St.
Eau Claire, MI 49111

John Glassman (269) 757-3315

www.glassmanauctions.com

www.auctionzip.com (or) www.gotoauction.com



Lunch Box
by "Celena"

OWNERS

CUSTOM BUILT BRUSH Co.

7390 Dan Smith Road

Watervliet, MI 49098

REAL ESTATE FOR SALE

Aerial View - 11.73 Acres



Aerial View - 11.73 Acres

REAL ESTATE IS FOR SALE!

Suggested Buy it Now Price! Or Make Offer!

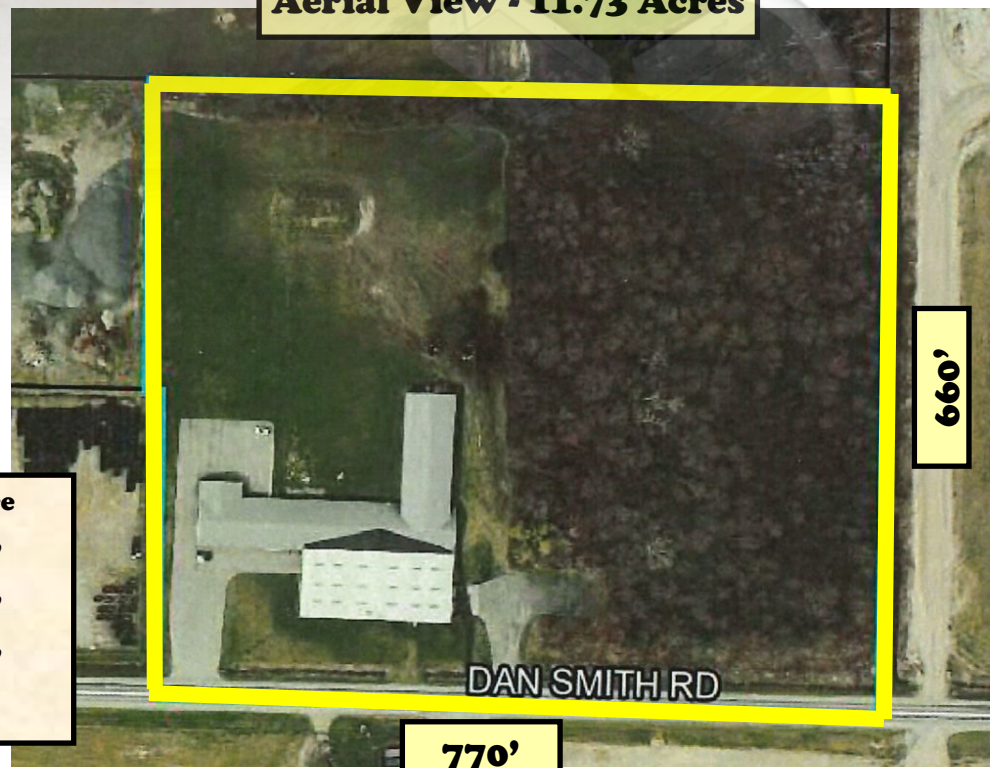
\$31.56 Per Sq. Ft. x 31,692 = \$1-MILLION

*Taking Offers - 12:00 Noon day of auction,
If, Not Sold Prior To Auction!*

- Over 31,692 +/- Sq. Ft. Light Industrial Building
- Single Phase, 3-Phase Electric Service
- Bathrooms, Private Well & Septic System
- 2 Loading Docks
- Class-301 (M-2 Industrial-General District)
- 2023 Taxes: S. \$6,488.36 W. \$1,894.60
- Parcel #11-21-00027-0001-02-2
- Call Watervliet Township/Berrien County (For Future Use)

Floor Space

- 50' x 270'
- 50' x 120'
- 72' x 160'
- 16' x 42'



REAL ESTATE TERMS: \$10,000 non-refundable deposit day of acceptance, balance due on or before May 31, 2024. Land and Buildings are being sold in "AS-IS" condition. Transfer with new deed and title insurance. Any personal property items left or abandoned after the public auction will be the new owners responsibility to remove. If real estate is sold before the auction of May 9, 2024 - there will be no closing until May 23, 2024 - to give time to remove personal property items sold.

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11:00 A.M. to 1:00 P.M.

Anna Glassman
 BROKER/OWNER
 REALTOR®
 SPECIALIZING IN
 ·RESIDENTIAL ·ESTATE
 ·VACANT LAND

 6815 E. MAIN ST. EAU CLAIRE, MI 49111



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