

# Real Estate & Lumberyard Liquidation AUCTION

Larry & Jan Fajen, Owners

## SALE LOCATION:

**2111 BROADWAY,  
ELK HORN, IA**

**TO VIEW REAL ESTATE BY  
APPOINTMENT ONLY CALL:  
LARRY FAJEN (712)-249-4140  
OR (712)-764-4016**

**DIRECTIONS:** From I-80 take Exit 54 and go 7 miles north to Elk Horn, IA and turn west at Broadway St. Watch for auction signs. Lunch can be purchased on the grounds. We will sell the real estate starting with Parcel 1, followed by Parcel 2 & then Parcel 3 at 11:00 a.m. sharp. We will sell equipment, lumberyard inventory and new hardware store inventory following the real estate at about 11:45 a.m. Bring a friend as we could split into 2 rings for part of the auction.

**SUNDAY, SEPTEMBER 9, 2018 | 11:00 A.M.**

**AUCTIONEER'S NOTE:** We are very pleased to have the opportunity to sell the lumberyard equipment and three real estate properties of Larry & Jan Fajen. This will be an opportunity to buy equipment in excellent condition and well maintained. There will also be brand new tools & hardware store inventory where we are required to collect 7% state tax. This will be a premier auction to attend as Larry & Jan took great pride and care of their businesses & equipment. Additional pictures on the website [www.osbornauction.com](http://www.osbornauction.com). Photo ID required and also a bank line of credit if not known by Osborn Auction LLC.

## PARCEL ONE – FAJEN LUMBER – 2111 Broadway, Elk Horn, IA

**Brief Tax Description:** Morningside ADD OLS 4 & 5 & N 7' of vacated St. S of OL 5. Updated Legal Description available on day of sale.  
**Taxes:** Approximately \$5872. Taxes will be prorated to date of closing.  
**General Description:** There is a 7200 sq. ft. metal retail store with wood frame built new in 2006 that has 2 offices, conference room, restrooms, kitchen along with a retail counter space with a showroom with kitchen display along with fireplace display. This building has so many possibilities for many different uses and has loading dock area at the south end of building. There is a 4392 sq. ft. lumber storage shed, along with another 2480 sq. ft. lumber storage shed. A 3200 sq. ft. metal warehouse building w/wood frame built in 1980 along with a couple of other small additions added on to these buildings. The lot area is all concrete and this is a once in a lifetime opportunity to buy an incredible parcel of real estate at auction that has all kinds of options for the new buyer or buyers. The total lot area is 1.34 acres M/L with 58,370 sq. ft. of space.

## PARCEL TWO – COMMERCIAL BUILDING – 4135 Union St., Elk Horn, IA

**Legal Description:** Lots 18, 19, 20 & 21 in Block 1 in Morningside Addition to the Town of Elk Horn, IA.  
**Taxes:** Approximately \$1132. Taxes will be prorated to date of closing.  
**General Description:** The lot is 100' x 102' with the Commercial block building being 2400 sq. ft. that was built in 1950. The building has a 11' x 14' office with a 18' x 24' kitchen are with sink and also includes a restroom. The main storage area of building is 40' x 40' with the north wall being insulated and there is French entrance doors to the south along with a 10' x 12' garage door to drive in. This building has tons of potential uses for the new buyer or buyers.

## PARCEL THREE – COMMERCIAL AUTO/TRUCK WASH (Self Service) – 2026 Washington St., Elk Horn, IA

**Legal Description:** Lot 1 of Original Town of Elk Horn, Shelby County, IA; Except the East 67 ft. thereof.  
**Taxes:** Approximately \$2172. Taxes will be prorated to date of closing.  
**General Description:** This commercial car wash was originally built in 1968 and then Larry remodeled and built brand new auto/truck automatic bay with an outside bay to go with hand held inside bay and all new mechanical room with vacuum station in 2010 along with new concrete. The automatic bay is Razor Washworld on Board drying system, undercarriage and galling gun entrance. This is a turnkey business in excellent condition.

**TERMS:** The successful bidder or bidders will sign a purchase agreement on the day of the sale at which time put 15% down payment with balance due upon delivery of clear title and deed which will be approximately 30 days or Oct. 9th, 2018. All THREE parcels will be sold "AS IS" and sellers reserve the right to refuse any or all bids. Any verbal announcements made day of sale take precedence over all written materials.

**CLOSING ATTORNEY:** Matt Hudson – 502 Market St. Harlan, IA – 712-755-2111

## EQUIPMENT

Mustang 2056 Turbo Skidloader – (A/C – Heat - 290 hrs. - Quick tach 6' bucket – like new)  
Edge Snow Blower – (Quick tach mountings for Skidloader – Hydraulic Drive – 6' – Model 502419)  
1999 Case 1840 Skid Loader – (1895 hrs. - Ser # JAF0241832 - 2 Buckets – New Tires)  
Balkancar Forklift 6000 lb (Dual Front Tires - Good Rubber - Side Shift - LP Fuel - 4927 hrs.)  
2012 H & H 20' Tilt Trailer – (with removable fenders)  
2001 International 4700 T444E – (Low Profile - Diesel – 8'x12' Electric Hoist Flatbed – Automatic Transmission - Good Tires – 116,200 miles, Excellent condition)  
1992 Ford F700 Dump Truck (8'x10' Steel Box – Single Axel – 429-8 Cylinder Gas – 5 Speed Manual Transmission – 150,750 miles – Very Good Condition)  
Pallet Jack-1 ton

## LUMBER

R – Board  
White Melamine – Sheets  
Many – OSB 4x8' – 9' – 10' x 7' / 16"  
CDX Plywood 4x8 sheets  
AC – Aruca Plywood – 4x8 sheets  
Misc. Oak – Birch – Maple Plywood  
3x5 - 1/4 & 1/2 Perma Base  
8'-20' 2x2 Thru 2x12 Lumber Southern Yellow Pine and Douglas Fir  
2x4 Thru 2x12 ECO Treated  
1x4 Thru 1x12 Pine  
Misc. Pine & Oak Casing – Base – Quarter Round  
Misc. Oak – Maple – Birch Square 4 Sides Lumber Cove & Crown Molding's

## DOORS

6 Panel Doors  
Flush Panel doors  
Many Oak Flush Pre-hung Various Sizes  
Pre-hung Entry Doors – Various Sizes – with/without Windows  
Larson Storm Doors

## HARDWARE

Coil Roofing Nails 1 1/4 - 1 1/2  
Nails – all sizes  
GRK Screws – 1"-5"  
Drywall Screws and Corner Heads

## BUILDING MATERIALS

24 Boxes Aluminum Coil Stock  
Misc. Pole Building Trim – Various Colors  
Mount Master Vinyl siding – Certainteed Vinyl Siding Trim Pieces – Various Colors  
Misc. Countertop Pieces  
Misc. Gutter Supplies and Gutters – White & Brown  
Misc. Post Jacks  
Drywall compound  
Drywall Tape  
Bagged Pre Mix Cement – Pro Mix Mortar – Silica Sand  
Soffit Vents – Metal, Aluminum, Vinyl  
6" Form a Drain & Connectors  
MR Drywall 1/2" and 5/8" and 1/4"  
Rollex Soffit Material & Trim Pieces – White & Brown

Shingles-Tamko, Certainteed, Owens Corning  
Misc. Owens Corning Fiberglass Insulation – 16" & 24"  
Misc. Owens Corning Pink 4x8 Foam – 3/4" – 2"  
Egress Wells  
Misc. Roll Door Track & Ventless  
Misc. Cement Blocks

## LADDERS

Titan 20' Aluminum Extension Ladder - New  
Titan 24' Aluminum Extension Ladder - New  
Werner 16' Aluminum Extension Ladder - New  
Werner 24' Aluminum Extension Ladder – Used  
Werner 24' Aluminum Extension Ladder – Used  
24' Aluminum Extension Ladder – Used  
2 – 28' Aluminum Extension Ladders – Used  
32' Aluminum Extension Ladder – Used  
36' Aluminum Extension Ladder – Used  
12'x16' Aluminum Walk Plank – Used

## USED TOOLS & MISC.

Bostitch Roofing Nailer  
2 – Bostitch Framing Nailers  
Sinco Roofing Nailer  
Dewalt 10" Compound Miter Saw DW703 on Table  
Glass Cutter & Glass Repair for Storm Windows and Screens  
Misc. Glass, Screen and Flexiglass  
2 Wheel Moving Cart  
3'x5' Rubber Tire Push Cart  
Scaffolding & Wheels – (2) 4'x4', (2) 4'x6'  
Eagle Dual Tank Portable Air Compressor w/3 Hookups  
Panel Saw 4x8  
Rockwell Unisaw w/28x54" Top  
Commercial Grade Radial Arm Miter Saw w/2 10' Roller Tables – 1 Each Side  
DeWalt Electric Jack Hammer  
Sand Packer Gas Engine  
Gas Post Hole Digger 6" & 8" Auger  
Powermatic 6" Planer  
Drywall Jack  
Drywall Cart  
Wheel Barrow  
Bar Clamps  
Several Wood Sawhorses  
Pick-up Toolbox – White  
50 – Galvanized Metal Bins for storage  
16'x10' Roll Aluminum Table

## HARDWARE STORE INVENTORY

## ANTIQUES

14-Pegboards full of Antique tools - mallets, hammers, hatchets – Collected by Ed Brinker 1975-2005  
Square oak Table w/spindle legs-6 leaves-extends to 109"  
4-oak kitchen chairs  
Scale-Continental  
Scale-up to 40# weight limit

## OFFICE FURNITURE & STORE ITEMS

5-Desks (3'x6' & nice)  
Credenza  
16-HON Drawer Filing Cabinets  
Misc. File Cabinets  
Lozier Shelving -668 feet total shelving units used for hardware item display  
8 – 3' Lozier Shelving End Caps  
Wood shelving-12 units  
Cash Register-SAMS ER 511511 (keys and manual)

## APPLIANCES

Triple S Floor Scrubber-walk behind, commercial-type  
Frigidaire Refrigerator-white-22 cf, approx. 5 yr.old  
Heat Glo Gas Fireplace (LP tank)

## PAINTING EQUIP. & SUPPLIES

Paint Colorant machine-serial 02NSC20007  
1gal-5gal. Paint Shaker  
1 qt-1 gal. Paint Shaker  
Valspar Paints  
Stain-Sealand-Finish-Paint supplies  
Caulking  
Purdy brand Paintbrushes  
Signs-letters  
2-Valspar Salesman displays

## RETAIL HARDWARE INVENTORY

DeWalt, Bosch, Makita, Skilsaw brand Power Tools  
Reciprocating saws  
Rotazip  
Grinders  
Drills  
Jigsaws  
Hammer drills  
Angle grinders  
Disc grinders  
Saw blades  
Screwdrivers  
Drill bits  
Pliers  
Tin snips  
Pipe wrenches  
Bolt cutters  
Sledge hammers  
Quik grips  
Clamps  
Shop vacs-1 gal, 6 gal, 14 gal, 16 gal  
Hammers  
Crow bars  
Chisels  
Sno Melt bags  
Bird feed bags and feeders  
Grip Rite Pneumatic Tools  
Brad nailer  
Joist nailer  
Finish nailer  
Coil Roofing nailer

Nails  
Roofing supplies  
Trowels  
Classic pattern Pistol Tampers  
Concrete accessories  
Hardwood dowels  
Oak dowels  
Tool belts  
Bostitch Compressor  
Bostitch Hose Prozhose  
Steelworks Metal edging  
Lawn and Garden Tools  
ProForce Air compressors  
Midwest Fastener Bolts Bins (6 in group)  
Grip rite brand screws  
Tacks  
Hinges  
Hitches  
Hardware  
Work gloves and hats all types  
Flashlights and batteries  
Kwikset, Schlage Doorknobs/handles  
Delta, Moen Faucets and Salesman samplers  
Ratchets  
Straps  
Rope/chain  
Spools chain and ropes  
Wheels, casters  
Weather seal  
Garage door parts  
Thresholds-door supplies  
Plumbing/heating supplies  
Brass fittings  
PVC parts-elbow joints, etc  
Bath faucets-Moen, Peerless, Delta  
Pipe  
Fittings  
Vents  
Pumps  
Electrical supplies  
Lighting supplies  
Bath décor  
Outlets  
Fuses  
Pipe benders  
Ext. cords  
Vents-fans  
Garbage disposals  
Shower heads  
Lawn and Garden supplies  
Mail boxes  
Auto care  
BBQ supplies  
Outdoor lights  
Chamberlain Garage Door Openers  
16" Pullan Pro Chainsaw  
Toro Blower  
Gas cans  
Hedge trimmers  
Hand saws  
B&D Weed Trimmers  
Leaf Blower  
Werner Stepladders-2 ft. and 4 ft.  
Wiring spools  
Lighting panels for ceiling  
Char-Broil 2-burner Gas Grill NIB  
4-wheel utility carts  
2-wheel utility cart  
Attic Ladder-wood  
ProFit complete Toilet packages  
Roof Rakes



**OSBORN AUCTION LLC**

Mitch Osborn, 712-579-4824  
John Clayton, 712-249-1024  
Curtis Osborn, 712-246-8722

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**www.osbornauction.com**

**AUCTION CONDUCTED BY:**  
**OSBORN AUCTION LLC, Walnut/Harlan, IA**  
**Clerk: Osborn Auction LLC, Walnut, IA**