

# Real Estate Auction

**2,300 s.f. Commercial Building**

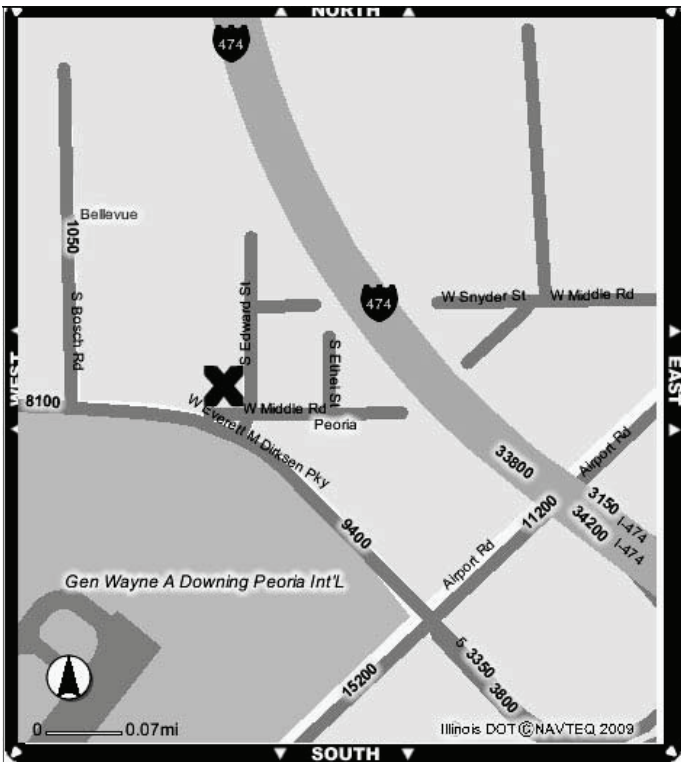
**5207 W. Middle Rd.  
Bartonville, Illinois**

**Thursday, November 19  
at 10:00am at the property**



Presently used as an auto repair facility, this property is adaptable to many other uses. The building is masonry construction with (3) overhead garage doors and covers 2,300 square feet with a partial basement under what is now the office and customer reception area. Recent improvements include a new 200amp electric service and new plumbing in 2001; 30year rubber membrane roof in 2004; new concrete steps and railings epoxy coated shop floor in 2008. The building has a Shenandoah Horizon waste oil furnace for heat in the shop area that will be offered separately.

**Terms of Sale on Real Estate:** A 10% earnest money deposit will be required on day of auction. The balance will be due in cash or guaranteed funds at closing within 30 days of acceptance. Title will be conveyed by deed subject to all restrictions, reservations, easements of record, and zoning laws, but free of encumbrance except for taxes for 2009 and subsequent to be assumed by the buyer. Seller will furnish title insurance in the amount of the purchase price. Possession will be at closing. The successful bidder will enter into a contract of purchase at the auction sale. A copy of the sales contract will be posted on the premises for review before the sale along with Auctioneer's customary terms of sale. **A 10% Buyer Fee will be added to the bid price to arrive at the sales contract price.** The sale is subject to the confirmation of the Seller. The property is being sold in an "as is" condition and with all faults known and unknown and no future expenditures by Seller. Property details herein are as provided to us and represented to us by the Sellers. Any announcements made day of sale will take precedence over prior advertising and printed matter. The sales contract is NOT contingent upon the buyer being able to obtain financing, so be sure to obtain pre-approval from your lender **before** you bid. Building is presently equipped with a waste oil furnace and air compressor that may be sold separately. The property apparently was a gas station pre-1975; therefore there may be underground storage tanks on the property; however, the precise location and existence of any UST's, if any, is unknown by the Seller, and the Illinois State Fire Marshall's web site shows no record of any existence of UST's at this site. **To Inspect the Property:** contact Joe Cotten, Auctioneer at 309.686.0558 anytime.



Location Map... showing 9400 vehicles per day traffic count and close proximity to airport

Tax ID: 17-14-178-012  
2008 Real Estate Taxes: \$1,799.36  
Zoned: commercial

See [www.cottenauctions.com](http://www.cottenauctions.com) for photos, virtual tours, and any updates regarding the property.

*auCTION conducted by*

**COTTEN Auctions**

**Peoria, Illinois Phone (309) 686-0558**

LIC# 44400115

# AUCTION

**Accurate Autoworks  
5207 W. Middle Road  
Bartonville, Illinois  
Thursday, November 19, 2009  
Starting promptly at 10:00 a.m.**

**Terms of Sale:** Cash payment in full day of sale, in the form of U.S. currency, or guaranteed funds in the form of cashier's checks or certified checks, or by wire transfer to Auctioneer's escrow account. Personal or company checks must be accompanied by bank letter guaranteeing payment if you are unknown to us. We do not take credit cards or debit cards or credit card convenience checks. All items are sold "as is" and "in place" and "with all faults". No property is to be removed until paid for in full. Please settle with the cashier within 15 minutes after the close of the sale. **A Ten Percent (10%) Buyer's Fee will be added to all purchases.** The Auctioneer and Owner reserve the right to add to, split, bunch up, withdraw or delete lots, or bid on Owner's or lienholder's behalf during the course of the auction sale. Venue for collections litigation shall be Peoria County, Illinois, and Buyer agrees to pay collection costs. Sales tax will be charged where applicable. Leased items are sold subject to Lessor's approval.

**Absentee Bids:** If you are unable to attend the auction sale, we can bid by proxy for you. You must submit a blank check accompanied by a bank letter guaranteeing payment to Cotten Commercial Auctioneers, Inc. in the amount of your maximum bid plus the Buyer's Fee. We will bid for you as if you are actually present.

**Inspection:** From 8 a.m. on auction day. Although every effort has been made to publish reliable information regarding the property to be sold, Cotten Commercial Auctioneers, Inc. makes no warranty, expressed or implied, as to the accuracy of the information contained herein. For this reason the buyers should avail themselves of the opportunity to inspect the property to be sold prior to the auction sale. Any announcements made day of sale shall take precedence over prior advertising or printed matter.

**Removal of Purchases:** All purchases must be removed from the premises before 5 pm November 25, 2009. All purchases become the Buyer's responsibility at the time of sale, and the Seller and the Auctioneer assume no responsibility or liability for loss, damage, or injury to persons or property before, during, or after the auction sale. Movers and riggers must provide a valid certificate of insurance prior to dismantling any equipment.

**There will be no removal of purchases while the auction sale is in progress.**

**COTTEN** Commercial  
**Auctioneers, Inc.**

PO Box 9606 Peoria, Illinois 61612-9606  
Phone (309) 686-0558 Fax: (309) 674-8940  
Illinois License #444.000115

*This auction catalog was available for your review in advance of the auction at our web site.*

*View upcoming auctions and real estate listings on the web at*  
**WWW.COTTENAUCTIONS.COM**

Lot #	Description	Lot #	Description
	The real estate will be offered at 10am and the equipment will be offered soon after.	19	Century wirefeed 120volt welder
		20	oxy - acetylene outfit
1	Shenandoah Horizon waste oil furnace	21	Wynn's Transerver automatic transmission flush and fill machine
2	red 1000 gallon waste oil tank, with waste oil contents, and pump	22	Wynn's Power Steering fluid exchanger machine
3	Westward 5hp vertical air compressor, 230v-1ph	23	B-G Drive Line service center machine
4	fiberglass storage tank at rear of building	24	Parts cleaning station
5	Forward model DP10A two-post 10,000lb hoist, sn. 143LI2709	25	full drum of Safety Kleen parts wash solution
6	Forward model DP10A two-post 10,000lb hoist, sn. 143CK0656	26	12-ton H-Frame hydraulic press
7	Forward model 9000A two-post 9,000lb hoist, sn. 057AC4143	27	portable engine hoist
8	Coats model 850-S direct drive computer wheel balancer, sn. 0101304677	28	engine stand
9	Coats Rimclamp limited edition tire changer, sn. 1096108107	29	Matco model MD40 battery load tester
10	Ammco Safe-turn brake drum lathe, sn. 13109, with assorted hubs and adaptors	30	Porta-Cool 48" swamp cooler
11	Robinair Envirocharge Dual recovery - recharge machine, for R-12 and R-134A	31	Val-6 kerosene or diesel fuel powered infrared heater
12	hydraulic transmission jack	32	pressurized waste oil tank on wheels
13	post jack	33	Matco "6" drawered mechanic's tool chest
14	post jack	34	double end pedestal grinder
15	post jack	35	3/8" air hose on retractible reel
16	White ACX auto-cool freon recovery machine	36	3/8" air hose on retractible reel
17	Solar 440A 250/200A starter charger	37	3/8" air hose on retractible reel
18	Sears 40A 225amp starter charger	38	hose reel for water
		39	Matco trouble light reel
		40	Matco trouble light reel
		41	SPX OTC model 607 strut tamer
		42	pedestal floor fan

43	Lincoln W93450 5-ton floor jack	66	Lot -	87	Lot - tubeless tire plugger kit
44	Lincoln model W93642 2-ton floor jack	67	Smoke-Pro diagnostic smoke machine	88	Lisle #75500 combustion leak detector
45	"the Beast" floor jack	68	Lot - blue metal compartment box with pop rivet contents	89	Lincoln Guardian battery powered grease gun kit
46	floor jack	69	Lot - blue metal compartment box with Winzel body fastener contents	90	Lincoln Guardian battery powered grease gun, no battery
47	Larin motorcycle jack	70	Lot - blue metal compartment box with valve core contents	91	suction gun
48	Lot - assorted wheel weights and 24-bin wall-mount rack	71	Lot - blue metal compartment box with miscellaneous hardware contents	92	air conditioning lines flushing tool kit
49	5hp. Shop Vac	72	long fluorescent trouble light	93	plastic welder tool
50	5' x 30" all stainless restaurant table with knife drawer	73	Matco DSA jump starter	94	fluorescent lamp
51	10' x 36" all stainless restaurant table with backsplash	74	Jump-N-Carry 660 jump starter	95	Chicago Pneumatic angle body grinder
51A	6" bench vise	75	Matco Booster Pack 1500 jump starter	96	Chicago Pneumatic angle body grinder
52	KTI p.s.t. wheel tire pressure calibrator tool	76	Lot - (2) barrel dispensing pumps	97	Lot - assorted filter wrenches
53	Snap-On Ford spark plug extraction tool	77	Lot - (2) jack stands	98	SureShot sprayer with repair kit
54	puller	78	transmission holding fixture for bench mount transmission rebuild	99	SureShot sprayer
55	slide hammer puller kit	79	special fixture to support transverse engine for transmission removal	100	SureShot sprayer
56	small slide hammer puller	80	Wynn's fuel injector cleaning kit, with (2) red boxes with assorted fitting contents	101	SureShot sprayer
57	heat gun	81	Wynn's fuel injector cleaning tool, no fittings	101A	SureShot sprayer
58	load centering device for hoist	82	Lot - top engine service kit	102	Lot - (3) funnels
59	tri-stone cylinder hone	83	Matco 3/8 battery powered drill driver kit	103	welding helmet
60	VO Scope video inspection tool	84	Wynn's brake line flushing tool kit with electronic monitor	104	face shield
61	Matco ball joint service tool kit	85	soldering tool	105	Matco trouble light reel
62	Matco dial indicator run-out tool kit	86	universal seal installer tool	106	Lot - (2) gas cans
63	Matco puller kit			107	Lot - exhaust hose
64	Genisys by SPX OTC diagnostic scanner system			108	Lot - roll of carpet
65	Tracerline TP-8121 leak detector kit			109	pail of Master Pro 80w-90w gear oil
				110	Matco creeper

111	folding aluminum platform	134	Lot - assorted staples and screws	sorted fuel line contents and (4) Winzer metal parts assortments
112	first aid kit	135	Lot - small parts box and exam gloves	157 blue metal floor cabinet with drawer
113	Lot - (2) small boxes of assorted vacuum caps	136	Lot - muffler clamps and worm gear clamps	158 mechanics rollaround stool
114	Lot - plastic box with cotter key contents	137	Lot - box with assorted hardware items, zip ties, battery terminals	159 chrome waste receptacle
115	Lot - assortment of drain plug gaskets	138	Lot - box of collectible oil cans	160 wall mount job ticket holder
116	Lot - (3) boxes of o-ring assortments	139	miniature anvil	161 neon Napa wall clock
117	Lot - assorted horseshoe clips, caps, misc hardware	140	old coin changer	162 4' shop desk
118	Lot - assorted small air conditioning o-rings	141	Lot - 250' of 12-2 NM-B with ground	163 chrome bar stool
119	Lot - assorted E-clips, and power steering hardware	142	Lot - assorted THHN wire and loom	163A chrome bar stool
120	Lot - assorted electric terminals and miscellaneous hardware	143	conduit bender	164 Slip-N-Grip plastic protective cover dispenser rack
121	Lot - drywall sanding sheets	144	CM 1-ton chain hoist	165 lot -
122	Lot - package of new 7" abrasive discs	145	Lot - (2) long tie-down chains with hooks	166 chrome wire shelf unit
123	Lot - new sanding belts	146	radiator fill funnel	167 1971 Chevelle metal wall sign
124	Lot - Metabo grinding wheels	147	Lot - acrylic box with assorted hardware and formed hoses	168 Lot - Phillips TV with wallmount arm
125	Lot - small abrasive disks	148	Lot - short lengths of pipe, conduit, short lengths of hose, drip tray	169 stainless steel foot operated waste can
126	Lot - partial cylinder of R-134A	149	Lot - (2) oil drain pans	170 Lot - Napa Autocare center clock and moveable letter board
127	Matco wall clock	150	electric extension cord reel	171 Lot - (3) black stacking chairs
128	Dayton wall-mount fan	151	Lot - mop bucket, brooms, squeegee	172 Napa Exact Fit windshield wiper center
129	rotary transfer pump	152	snow removal tool	173 Lot - (3) used tires with Good-year tire stands
130	tire dunk tank	153	Lot - contents of cabinet - light bulbs, penetrating oil, string, canned greases, other items	174 Lot - Rayovac small battery assortment
131	rag can	154	Wagner metal wall cabinet	175 Lot - Napa shock/strut merchandiser
132	Lot - contents of gray cabinet - assorted spray paints and shop chemicals	155	Wagner metal wall cabinet	176 Napa brake pad merchandiser
133	gray steel wall mount cabinet	156	blue metal floor cabinet with as-	177 concrete car on front porch

178	Jasper engine and transmissions framed poster	belts	ated faucet
179	Napa Autocare framed poster	202	drum of concrete floor cleaner
180	Napa Autocare framed poster	203	Lot - shelf lot of filters on top shelf
181	Mobil Services price/menu board	204	Lot - (18) spark plug wire sets
182	Matco wall mount key box	205	Lot - assorted air filters
183	Literature rack	206	Lot - assorted fuel filters
184	Haier apartment size refrigerator	207	Lot - assorted parts guides and manuals
185	Sharp stainless steel microwave oven	208	Lot - (5) quarts oil
186	Toastmaster tabletop broiler oven	209	Lot - radiator flush, assorted stop leak
187	Professional stainless steel pizza oven	210	Lot - MOA fuel system cleaner
188	Lot - (4) gray upholstered stacking chairs	211	Lot - water pump lube and ATF
189	black metal shelf unit	212	Lot - Rotella oil and Therm-Aid fuel conditioner, windshield scrubbers
190	Hon 4-drawer filing cabinet	213	Lot - power steering fluid
191	Fantom Fury HEPA filtered upright vacuum sweeper	214	Lot - tan metal shelf unit
192	black executive office swivel chair	215	Lot - plastic 2-door cabinet with assorted paint contents
193	2-drawer black filing cabinet	216	Lot - caulk guns, caulk, trowels, glass sign panels
194	gray office swivel chair	217	hand truck
195	Lot -	218	Lot - vinyl concrete patch, homer bucket, other construction related articles under stairs
196	Lot -	219	Lot - assorted brooms and snowshovel
197	Lot -	220	Lot - (3) garden shovels and a rake
198	Lot -	221	Lot - 6' wall mount coat rack
199	Lot -	222	Lot - Winzer 120-compartment bins with fastener assortment
200	Lot - Wagner lighting cabinet and lamp contents	223	stainless steel sink with foot oper-
201	Lot - assorted V and serpentine		
		224	Lot - merchandise rack
		225	Lot - contents of (3) gray metal shelving units - wood blocks, charcoal grill, assorted plumbing supplies, mail box
		226	Lot - (3) gray metal shelf units
		227	Lot - contents of (2) metal shelf units - assorted auto parts, mirrors, misc.
		227A	Lot - (2) metal shelf units
		228	Lot - (4) folding sawhorses
		229	Lot - older card swipes, credit card printer, Nurit paper supplies in cabinet
		230	Winholt slant-top shop desk / cabinet
		231	Lot - assorted advertising banners and posters
		232	Napa Teflon Blade clock
		233	Wanli 245/70R - 16.5 tire
		234	Bridgeton P215/60R-16 tire on Chevy rim
		235	Goodrich LT315/70R-17 tire on rim
		236	new tire with damaged bead
		237	Douglas 205/65-15 tire
		238	Michelin 215/45-17 tire
		239	Lot - pair of Continental 215/60R-16 tires
		240	Westlake 215/55-16 tire
		241	Westlake 215/55-17 tire
		242	Goodyear 205/55-16 tire
		243	Suretrail mounted tire with rim, 205/75-15, new unused

244	General tire merchandiser lamp, and banners	265	Kendall Matco funny car diecast car
245	1964 Mustang die cast car	266	Kendall Matco funny car diecast car
246	Brook & Dunn Matco diecast car in box	267	Matco slingshot dragster
247	Brook & Dunn Matco diecast car in box	268	Mopar slingshot dragster
248	Caterpillar #22 diecast car (Dave Blaney) in box	269	slingshot dragster, in case
249	Caterpillar #22 diecast car (Dave Blaney), no box	270	US Army slingshot dragster, no case
250	#56 diecast car	271	Winston slingshot dragster, in case
251	Lot - (5) thermal coffee mugs	272	Matco chrome funny car in case, with box
252	Popular Science Car Owners Take-along library	273	Matco chrome funny car in case, with box
253	1955 Chevy diecast car	274	6' poly folding table
254	1969 Plymouth Barracuda diecast car		
255	Chevy Corvair diecast car		
256	Lot - (2) framed photos of #8 and #3 Earnhardt cars		
257	#42 Silver Bullet diecast car		
258	Dodge Charger model in acrylic box		
259	Brooks & Dunn #40 diecast car, no box		
260	Brooks & Dunn #40 diecast car, no box		
261	orange 'Cuda model in acrylic case		
262	Dodge Charger model in acrylic case		
263	'Cuda convertible model in acrylic case		
264	copper color Dodge model in acrylic case		