



AUCTION

LEADING THE INDUSTRY SINCE 1945

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FRIDAY – OCTOBER 9, 2020 – 10:00 AM
REAL ESTATE SELLS AT 11:00 AM

Campf's Service Co. Inc.

COMPLETE LIQUIDATION AFTER 73 YEARS – REAL ESTATE & SHOP TOOLS & INVENTORY – 14.7 ACRES OFFERED IN PARCELS PERRY TWP. – COLUMBIANA CO.

Absolute auction, all sells to the highest bidders on location:

1859 DEPOT RD., SALEM, OH 44460

Directions: Corner of Rt. 45 bypass and Depot Rd. on south side of Salem. Watch for KIKO signs.



Real Estate: 14.7 acres – offered in parcels – improvements include one-story brick retail/office built 1969, insulated block warehouse and auto repair/tire shop and warehouse buildings built '71 & '76 plus two-story block garage with apartment – 16,542 sq. ft. total – currently gas, electric, well and septic with public water available at the street and sewer reportedly available at the intersection of Depot Rd. and Pidgeon Rd. NE corner. Zoned business district. Offered in parcels and as unit multi par method selling the way it brings the most. Divided as follows:

Parcel #1 – Corner parcel – Rt. 45 & Depot – 2.9 acres vacant land – lots of potential. Over 300' on Depot & over 400' on Rt. 45.

Parcel #2 – Fronts on Depot Rd. – 2.9 acres with brick 2,020 sq. ft. office/retail one story with full basement, (2) 1/2 baths, 40 X 80 10" block building with (2) 14' OH doors, 3,872 sq. ft. garage and shop with 4 overhead doors, plus 1,800 sq. ft. overhead 3 bedroom, 2 bath apartment. Loads of parking, hard surface. Been used as auto repair and parts & tire sales.

Parcel #3 – 2.6 acres corner tract – Depot Rd & Stewart Rd. with 40 X 70 block warehouse with concrete floor, 12' OH door, 2nd level with forklift accessible area, 40 X 39 with tile floor, separate drive. Adaptable to multitude of uses.

Parcel #4 – 5.5 acres vacant land – fronts on Rt. 45 (Pidgeon Rd.) and also Stewart Rd. – lays behind Parcel 1, 2 & 3 development land.

Maps at site or visit us on the web. Buildings average condition and adaptable for multitude of uses. Great location.

TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

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ALL MEASUREMENTS ARE APPROX. AND SUBJECT TO SURVEY.

Automotive Shop Tools - New S&K Tools
 - Waste-Oil Furnace - Hyd. Hose Machine
 - Carport - High-Tensile Fence - Cushman Trucksters - Loads Of Misc.: Gates PC707 700 series, hyd. hose machine with all accessories up to 1 1/4" - Supreme 2750 waste-oil furnace - Coats 1250 computer balancer - Corghi A2024 tire changer 8"-20" - Acetylene outfit - LSI truck tire 931A changer - tire spreader - 2 tire cages - truck air blaster - brake rotor lathe with accessories - Barrett drum lathe & bench - Ace alt and starter tester - wall mt. strut machine - stud machine - 1/2", 3/4", 1" impact - 1" air hose - 2 stage trans jack - 40T bottle jack - air hyd. jacks - truck wheel sockets - pullers - acetylene & oxygen tanks - 3 ped. fans - port. fan - 3 floor jacks - steel benches - vise - WB snow blower - power washer - stack washer & dryer - drum carts - table saw - show case - 8' & 5' safety steps on rollers - SP Lincoln 200 wire welder - cart - shelving - dog kennel 5X6 & 6X10 - dog boxes - polly water totes - new tires; 18.4X38 tractor, (1) 1300, (2) 1400 X 24 grader tires - 10.00X20 and 10.00X22 truck tire, plus others - walk-behind tiller - heavy-duty outside 6' dia. Wood stove - HD custom built 15 HP log splitter, hor/vert. - 18 X 22 carport to be removed - 35 X 50 Star-Steel building frame disassembled in pile, no sides or roof 12" high sides - Trailmobile 40' & 30' storage boxes - JD L130 & LX255 lawn tractors needs work - stone mantel - 1992 & 1985 Cushman 3-wheel trucksters with hyd. dumps, both run - 500' 4' high chain-link fence - 9X13 1/2' run-in wood shed - approx. 800' high-tensile fence, wire, post & gates like new to be removed - several piles decorative stone - Jacuzzi tub - doors - loads misc.

New Items In Retail Building: New S&K Wayne wrenches, sockets, up to 2 1/2" - 8 pt. S&K sockets - 72 hole bin chrome lug nuts - 112 hole bin nuts & bolts coarse - 72 hole bin fine nut bolts - cabinet drill bits - router & drive bolts - (12) 4-drawer Dorman studs and nuts - Key Machine ILEN 025 with blanks - Chilton's catalogues - Gates Carquest auto belts and mower belts - new grinding wheels - numerous new Carquest auto filters, brake pads, shoes, rotors, bearings, seals, etc. - air nailer repair parts Bostich, IR, LP, etc. - lots of steel shelving - display case & shelving, pet supplies, Diebold 2 door safe 44X62 X 27" deep - adv. pop coolers - large cooper tire adv. signs, Campf's Service Co. adv. signs - empty tool cabinet - adv. items - sev. dozen Die-cast banks, cars, trucks, etc. Lots of photo on website.

Note: Great location. Real estate has lots of potential. Better check in out. Shown by appointment or open house Thurs. Oct. 8, 1-5 PM.

TERMS ON CHATELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 14% buyer's premium on all sales; 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

Auction By Order Of: Campf Service Co. Inc.



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