

REAL ESTATE

* To be sold subject to seller's confirmation.



- TRACT A**
- 2.25 Acres with Office / Shop & Warehouse
 - Main office area contains 4,200 SF
 - SHOP/WAREHOUSE area is 12,000 SF.
 - 3 Phase Electricity
 - City Water & Sewer
 - Tuckasegee River Frontage



- TRACT B**
- Consists of 1.19 Acres
 - 3600 SF Mechanic Shop & 1800 SF Open Shed
 - City Water & Sewer

TRACT C

- Consists of 0.81 Acres
- City Water & Sewer

- TRACT D**
- Consists of 0.81 Acres
 - City Water & Sewer

TRACT E

- Consists of 1.81 Acres
- City Water & Sewer

TO INSPECT REAL ESTATE, CONTACT JERRY KING AT 828-230-7075. SHOWN BY APPOINTMENT ONLY.

REAL ESTATE TERMS

* To be sold subject to seller's confirmation.

BUYER'S PREMIUM: A 10% Buyer's Premium will be added to high bids to determine contract sales price.

DOWN PAYMENT: A 10% deposit on the day of auction is required. The deposit may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure that you have arranged financing, if needed, and are capable of paying cash at closing on or before 30 days.

PURCHASE AGREEMENT: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the auction.

POSSESSION: Possession is at closing, which shall take place within 30 days of the auction.

PROPERTY INSPECTION: Each potential bidder is responsible for conducting, at their own risk, their own independent inspections, inquiries and due diligence concerning the property.

AGENCY: King Auction & Realty Co., Inc. and its representative are acting as Agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure and all related material are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on an "As Is, Where Is" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

AUCTION

SATURDAY • MAY 20 • 10 AM
DILLSBORO, NC

ONSITE & ONLINE



EQUIPMENT SELLS ABSOLUTE
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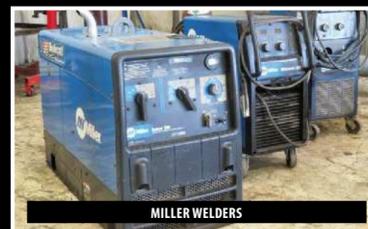
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For more information call Jerry King 828-230-7075

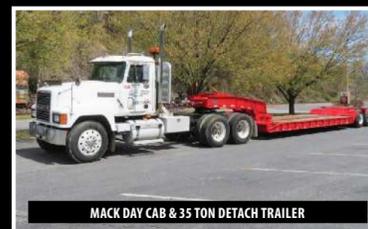
AUCTION

SATURDAY MAY 20 @ 10 AM

TOTAL LIQUIDATION | DILLSBORO, NORTH CAROLINA



MILLER WELDERS



MACK DAY CAB & 35 TON DETACH TRAILER



2017 CHEVROLET 3500 HD CREW CAB 4X4



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NOTICE : THE OWNERS OF WESTERN BUILDERS INC. ARE RETIRING AND HAVE COMMISSIONED KING AUCTION CO. TO CONDUCT A TOTAL LIQUIDATION AUCTION OF THEIR ASSETS

AUCTION

SATURDAY MAY 20 @ 10 AM

TOTAL LIQUIDATION | WESTERN BUILDERS INC.



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(1 OF 2) JOHN DEERE 750B CRAWLER TRACTORS



FREIGHTLINER FL70 ROLL-OFF TRUCK



STRIEBIG COMPACT-TYPE 4164 PANEL SAW

VALUABLE COMMERCIAL REAL ESTATE • TRUCKS • COMPLETE CABINET & WOODWORKING SHOP
SKID STEERS • EXCAVATORS • TOOLS & EQUIPMENT • TRAILERS

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TOTAL LIQUIDATION AUCTION

ONE-OWNER AUCTION • SATURDAY, MAY 20 @ 10 AM



2007 JOHN DEERE CT322



2017 BOBCAT E35 EXCAVATOR



CATERPILLAR GC30K FORKLIFT



FREIGHTLINER FL70 ROLL-OFF TRUCK



HOLZHER GENESIS EDGE BANDER



?

TOTAL LIQUIDATION AUCTION

ONE-OWNER AUCTION • SATURDAY, MAY 20 @ 10 AM



TELEHANDLERS



WIDE BELT SANDER



STERLING ROLLBACK

TOTAL LIQUIDATION AUCTION

ONE-OWNER AUCTION • SATURDAY, MAY 20 @ 10 AM



PICKUPS



ISUZU BOX TRUCK



(1 OF 2) MACK RD690S DUMP TRUCKS



MAGNUM 12,000 LB. CAP 2 POST LIFT



CABINET GRADE PLYWOOD & LUMBER



TANDEM AXLE EQUIPMENT TRAILERS

PARTIAL LISTING...

All equipment sells to the highest bidders at ABSOLUTE AUCTION

TRUCKS

2017 CHEVROLET 3500 HD Silverado Crew Cab w/CTVE Service Body, 4WD, 6.0 Vortec, V-8 Gas Engine, Auto Trans., 64,000 Miles, VIN #1GB4CYG3HF124051

2016 CHEVROLET Silverado K3500, 4WD, Dump

2015 GMC Sierra C15, V-8 Gas Vortec Engine, Auto Trans., 2WD, 77,165 Miles, VIN #1GTN1TEC4FZ902436

2015 GMC Sierra C15 V-8 Gas Engine, Auto Trans., 2WD, VIN #1GTN1TEC7FZ906187

2015 GMC Sierra C15 V-8 Gas Engine, Auto Trans., 2WD, VIN #1GTN1TEC4FZ906549

2015 GMC Sierra C15 V-8 Gas Engine, Auto Trans., 2WD, VIN #1GTN1TEC4FZ903275

2007 CHEVROLET 2500 Super Crew Service Truck, V-8 Gas Vortec Engine, Auto Trans., 2WD, Knapheide Service Body w/Air Compressor, 51,402 Miles, VIN# 1GBHC24U37E11002

2007 CHEVROLET 2500 Super Crew Service Truck, V-8 Vortec Gas Engine, Auto Trans., Knapheide Service Body, VIN #1GBHC24U47E110201

2007 GMC Sierra 2500 HD, 2WD, V-8 Gas Engine, Auto Trans., 180,469 Miles, VIN #1GTHC23U87F109107

2001 FORD F350 Crew Cab Flatbed, 2WD, 5.4 V-8 Gas Engine, Auto. Trans., Fuel Tank & Air Compressor, 212,621 Miles, VIN #1FTSW30L31EC41249

2001 FORD F350 Crew Cab w/Service Body, 5.4 Triton V-8 Gas Engine, Auto Trans., 224,719 Miles, VIN #1FTSW30L21EC04130

2000 GMC Sierra Crew Cab, 2WD, V-8 Gas Engine, Auto Trans., 202,445 Miles, VIN #1GTC33R8YF497731

1998 CHEVROLET 1-Ton Dump Truck, 454 V-8 Gas Engine, Auto. Trans., 134,979 Miles, VIN #1GBK4J5WJ100560

2013 ISUZU NPR HD Box Truck, 17' Morgan Body, Roll-Up Door, Lift Gate, V-8 Gas Engine, Auto. Trans., 95,012 Miles, VIN #54DC4W1C5DS802014

2000 ISUZU Box Truck, 17' Supreme Van Body, Roll-Up Door, Lift Gate, Gas Engine, Auto Trans., 101,548 Miles, VIN #4KLB1R7YJ800936

DUMP TRUCKS – ROAD TRACTORS – ROLL-OFF & ROLLBACK

1996 MACK RD690S Tandem Dump, Mack Diesel 300 HP Engine, Maxitorque 7-Spd. Extended Range Trans., 16' Ox Body Dump, Mack Suspension, 294,205 Miles, VIN #1MP264XTM022502

1996 MACK RD609S Tandem Dump, Mack 300 HP Diesel Engine, Mack T2070 Maxitorque Trans., 16' Ox Body Dump, Mack Suspension, 259,706 Miles, VIN #1M2P264C6TM02500

1995 MACK CH613 CH600 Day Cab Road Tractor, 427 HP Diesel Engine, Eaton 10-Spd. Trans., Approx. 366,000 Miles (Speedometer Changed), VIN #1M2AA18415W045705

2003 STERLING Accentra Rollback, Cummins 5.9 Diesel Engine, 6-Spd. Trans., Champion 20' Steel Roll Back Bed, 146,755 Miles, VIN #2FZACFBW93AK88645

1998 FREIGHTLINER FL-70 Roll-Off, Cummins 8.3 Engine (New Remanufactured Engine Replaced February, 2022), 6-Spd. Trans., VIN #1FV6HLBC6WH951

1998 CHEVROLET 1-Ton Dump Truck, 454 V-8 Gas Engine, Auto. Trans., 134,979 Miles, VIN #1GBK4J5WJ100560

TRAILERS

1998 WITZCO Challenger Mdl. RG-35 Lowboy Trailer, 35-Ton Cap., 11R22.5 Tires, VIN #1W8A11D22WS000394

(8) Misc. Equipment Trailers
MORGAN Box Van Trailer, Mounted, 24'x8', Roll-up Door

(2) 20' Shipping Containers

WOODWORKING & CABINET EQUIPMENT

STRIBIG Panel Saw, Mdl. Compact-Type 4164

HOLZER Genesis Edge Bander, Mdl. 1402 AHF, S/N 2467

MACRON m7000 Deep C23 Spindle Line Bore

AEM 401-37 37" Single Head Wide Belt Sander

DELTA RS-15 Shaper

DELTA DJ-20 8" Jointer

CM-18A Planer

MAR-BEL TTLS-1 Laminate Slitter

DELTA Drill Press & Bandsaw

(2) METABO HPT Compound Miter Saw

DELTA RT40 Table Saw

TITAN Capspray 115 Paint Sprayer

Large Quantity of Hand Tools

Large Quantity of Cabinet Grade Plywood

Dust Collection System

Metal Cutting Bandsaw

1" Air Impact Wrench

Industrial Metal Material Racks:

16'x35'x5'

16'x20'x5'

16'x10'x5'

CRAWLER TRACTORS EXCAVATORS SKID STEER LOADERS & CONSTRUCTION EQUIPT.

JOHN DEERE 750B Crawler Tractor, Hyd. Tilt & Angle Blade, Sweeps, 7890 Hrs., S/N T0750BF741835

JOHN DEERE 850B Crawler Tractor, Single Shank Ripper, 8813 Hrs., S/N T0850BH732562

KOBELCO Mark III SK200LC Excavator, S/N MQU1084

KOBELCO K-905 LCII Excavator

KOBELCO 30SR Mini Excavator

2017 BOBCAT Mini Excavator, Hyd. Thumb, 1027 Hrs., S/N B3Y211070

BOBCAT 334G Mini Excavator, Hyd. Thumb, Backfill Blade, 3398 Hrs., S/N 234512076

BOBCAT 334 Mini Excavator, Hyd. Thumb, S/N 516711274

2007 JOHN DEERE 322 Skid Steer Loader, 976 Hrs., S/N 234512076

JOHN DEERE 320 Skid Steer, S/N T00320A132043

JOHN DEERE 250 Skid Steer Loader

DYNAPAC Mdl. 151 PD Roller, Cummins Diesel Engine, 4174 Hrs., S/N 59810684

FORD 655C Backhoe (Salvage Parts Only)

CASE 584C Forklift (Salvage Parts Only)

Mortar Mixers

(2) WHITMAN Concrete Buggies – Concrete Forms

MILWAUKEE Core Drill

MATERIAL HANDLING & LIFT EQUIPMENT

LULL 844B-37 Telehandler, John Deere Diesel Engine, 8000 # Cap., 5271 Hrs., S/N 95J16P12-329

LULL 644D-34 Telehandler, 6000# Cap., 34' Reach, Cummins Diesel Engine, 5062 Hrs., S/N 00AL25W241447

LULL 644D-34 Telehandler, 6000# Cap., 34' Reach, Cummins Diesel Engine, 5368 Hrs., S/N 00AL25W241301

LULL 644-55 Telehandler, 6000# Cap., 4x4, 42' Reach, S/N JD1192LN

LULL 644 HiReach, 6000# Cap., 4WD, John Deere Diesel Engine, 8314 Hrs., S/N N114734

2003 JLG 400S Telescopic Boom Lift, 40' Reach, 4WD, Diesel Engine, S/N 300093213

JLG 450A Articulating Boom Man Lift, 4WD, S/N 300052514

CATERPILLAR Mdl. GC30K Forklift, Propane Gas Engine, Triple-Stage Mast, Side Shift, 179" Lift Height, 6000# Cap., 3750 Hrs., S/N AT8301483

HYDRO Mobile 24' Motorized Unit Climbing Scaffold

Scaffolding

Hydro Mobile 24' Unit mdl. MU724 J Work Platform

WELDERS & GENERATORS

MILLER Bobcat 250 Welder Generator

MILLERMATIC 252 Welder

MILLERMATIC 250 Welder

MILLERMATIC 135 115V Wire Welder

MILLER Spectrum 37 Xtreme w/Ice 27T Torch

Cutting Torches & Welding Supplies

COLEMAN Generator w/Kubota Diesel Engine

TRUCK SHOP EQUIPMENT & TOOLS

SNAP-ON Tire Changer Mdl. EEWH312A

RANGER DST 2420 Balancer

Bead Seater

BRANICK Tire Spreader

MAGNUM 2-Post Lift, 12,000# Cap.

TOOLS – WORK BENCHES FLOOR JACKS – LARGE QTY. OF HAND TOOLS

Transmission Jack – Engine Stand

STRONGWAY 3-Ton Air/Hydr. Service Jack

R&D Parts Washer

CUDA Parts Washer

Hydraulic Oil – Motor Oil – Antifreeze

WEATHERHEAD Mdl. T-420 Super 1 Coll-O-Crimp Hose Machine w/Fittings & DeWalt Abrasive Cut-Off Saw

SHUMACHER Battery Charger & Testers – Work Benches

MILWAUKEE Magnetic Drill ¾"

AMERICAN Air Compressor Mdl. 318 V1

SULLIVAN Air Compressor Mdl. 185, John Deere Diesel Engine, 3100 Hrs.

GOOSAN Bale Chopper, Trailer-Mounted

PLUS MUCH MORE!

AUCTIONEER NOTE: It is impossible to list in this brochure the amount of items in this Auction. THIS IS A LARGE AUCTION - DON'T MISS THIS SALE!

CAN'T MAKE IT TO THE AUCTION?

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EQUIPMENT TERMS: All bidders must register and provide proper identification. All items sold "As Is Where Is" without warranty of any kind, expressed or implied. All items sell to the highest bidder with no minimum or reserve. All purchases must be paid for in full within one hour of the close of the auction on the day of sale by US funds via cash, cashier's check or certified check. All company or personal checks MUST BE ACCOMPANIED BY A LETTER FROM YOUR BANK guaranteeing payment of your check dated for this auction. NO EXCEPTIONS. We cannot accept your check without this letter. Credit cards accepted with an additional 3% service fee. **10% Buyer's Premium will be added to all high bids to determine sales price.** 6.75% Sales Tax will be collected unless a Resale or Agricultural Exemption Certificate is provided at time of payment.

DISCLAIMER: Although every effort has been made to present the information contained herein clearly and accurately, please keep in mind that this brochure is only a guide. The Auction Company and its authorities make no guarantees or warranties, expressed or implied. Please make your own inspections. ALL SALES ARE FINAL. NOT RESPONSIBLE FOR ACCIDENTS.