



1440 Cowpath Rd. • Hatfield, PA 19440 • 215/361-9099 • Fax: 215/361-9212

**NOTICE:** After many successful years in the excavation and general construction business, Mr. Don Rosencrans, President, Wenner-Burton Construction, Inc., has decided to completely liquidate all assets and pursue other interests. Everything in the auction will be sold to the highest bidder regardless of price with the exception of the real estate which will be offered "Subject To Owner's Immediate Confirmation"

**LOCATION:** The auction will be conducted Wenner-Burton's shop and office facility, locate at 4417 Red Rock Road (Route 487), Benton, PA 17814

**TERMS:** Payment in full is required on sale day by cash, certified funds, or check with a bank letter of guarantee. Sample letter of guarantee: "We hereby guarantee the payment of our customer \_\_\_\_\_ written on his account up to \_\_\_\_\_ dollars for purchases at your auction sale on October 7, 2004." All guaranteed checks should be made payable to Hunyady Auction Co.

**REAL ESTATE TERMS:** We will offer the real estate "Subject To Owner's Immediate Confirmation", with reserve. The terms will be 10% down on sale day in guaranteed funds and settlement within (90) days.

**INSPECTION:** Items will be available for inspection one week prior to the auction from 8:00 a.m. until 5:00 p.m. (with the exception of Sat. October 2nd and Sun. October 3rd at which time the site will be closed) or sale day morning from 7:00 a.m. until 9:00 a.m.

**REMOVAL:** After complete payment, all sale items may be removed on sale day as long as the removal activity is not disruptive to the sale and only until 5:00 p.m. Items may also be removed Friday, October 8th and Monday, October 11th thru Wednesday, October 13th from 8:00 a.m. to 5:00 p.m. All items must be removed no later than Wednesday, October 13th, at 5:00 p.m.

**SALE SITE DIRECTIONS: TRAVELING EAST OR WEST ON INTERSTATE 80:** Exit #236 (Light Street), follow signs to Route 487 North. Proceed on Route 487 North for approximately (16.0) miles to sale site on left.

**AIRPORT INFORMATION:** This area is serviced commercially through the WilkesBarre/Scranton International Airport. Private aircraft is accepted at the Benton Airport (PA40) (2,200' turf) or Bloomsburg Municipal Airport (N13) (2,800' asphalt)

**MOTEL INFORMATION:** All hotels are located approximately (16) miles from the sale site: Hampton Inn (570) 380-1020 • Econo Lodge (570) 387-0490 • The Inn At Turkey Hill (570) 387-1500

**PA AUCTION LICENSE NO:** AY000281

**SALE SITE PHONE NUMBER: (570) 925-6701 • SALE SITE FAX NUMBER: (570) 925-6121**

**REAL ESTATE**

(To Be Offered Subject To Owner's Immediate Confirmation)

**REAL ESTATE TERMS:** The terms will be 10% down on sale day in guaranteed funds and settlement within (90) days.

**LOCATION/SITE DESCRIPTION:** (1.1 +/-) Acres located at 4417 Red Rock Road (Route 487), Benton, Benton Township; Columbia County, Pennsylvania. Benton Area School District; Zoning C-H "Commercial Highway"

**SHOP/OFFICE BUILDING:** One Story, 60'x51', Steel Building. 3,060SF Consisting of: 60'x34' shop with varying ceiling heights, concrete floor, 16' sliding door, (2) man doors • 60'x17' office with foyer, reception area, (2) offices, wash room, and (2) entry doors • 36'x14' Basement with block walls

**PUBLIC UTILITIES:** Onsite septic • Water supplied by 60' drilled well • Heat is oil forced air furnace • 200 Amp – 110V/240V Electric



# ABSOLUTE AUCTION

## COMPLETE LIQUIDATION

**Wenner-Burton Construction, Inc.**  
**Thursday, October 7, 2004 - 9:00AM**



**Benton, Pennsylvania  
(Bloomsburg Area)**

'79 PETERBILT & '96 LOADKING 60 TON



'98 CAT 416C IT



'91 KENWORTH W-900



'96 CAT D3CXL



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