

Real Estate Auction

Offered at Noon June 19, 2019

On-Line Only

**1100 Barnett Road
Ladysmith, WI**



- Former Beechworth Windows manufacturing facility. 74,487 sf building with 8,000 sf very useable mezzanine space, located on 14.45 acres in the Ladysmith Industrial Park.
- Built in 1992 with addition in 1997.
- Features 69,783 sf fully sprinkled manufacturing space and 4,700 sf office space. 5 docks, 4 drive-in doors, ample employee parking and extensive fenced yard for circulation, trailer parking or outside storage. See page 2 for additional information.
- Contact Al Taft at AFT Real Estate, Inc. with real estate questions or to arrange a tour.
- Contact Gary Slager at PPL Group, LLC with any auction related questions or to register to bid. 224-927-5305 or 847-373-9603 Email: gary@pplgroupllc.com

Contact:
Al Taft
or
Don Myers

1324 W. Clairemont Ave. St. 4
Eau Claire, WI 54701-6191
Phone: 715-839-1234
Fax: 715-839-6889
Email: altaft@aftrealestate.com
Website: aftrealestate.com

A·F·T

Real Estate, Inc.

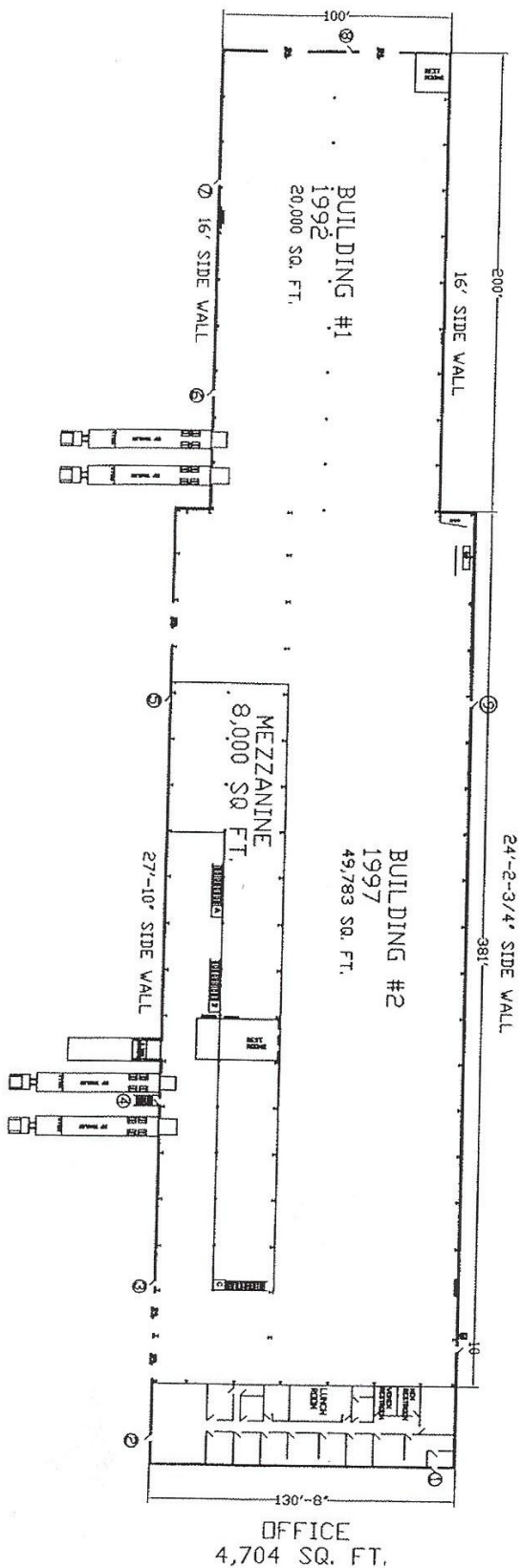
1100 Barnett Road Ladysmith, WI

Other Building Features

- 20,000 sq.ft. build in 1992 has a gable roof.
- 16' 8" eave height, 14' clear height at side walls, higher in the center.
- 49,800 sq.ft. has 24' eave height on the low side of the single slope roof. 27' on the high side of the roof.
- The single slope design and over-sized lot would allow for easy expansion to the south.
- Infrared radiant heat in the production space.
- Make-up air unit in production area.
- Wet fire sprinkler system.
- 277/480 volt, three phase power, well distributed throughout the plant.
- Air lines in place
- This is a very well designed, well maintained production facility available at a small fraction of replacement cost.

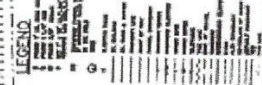


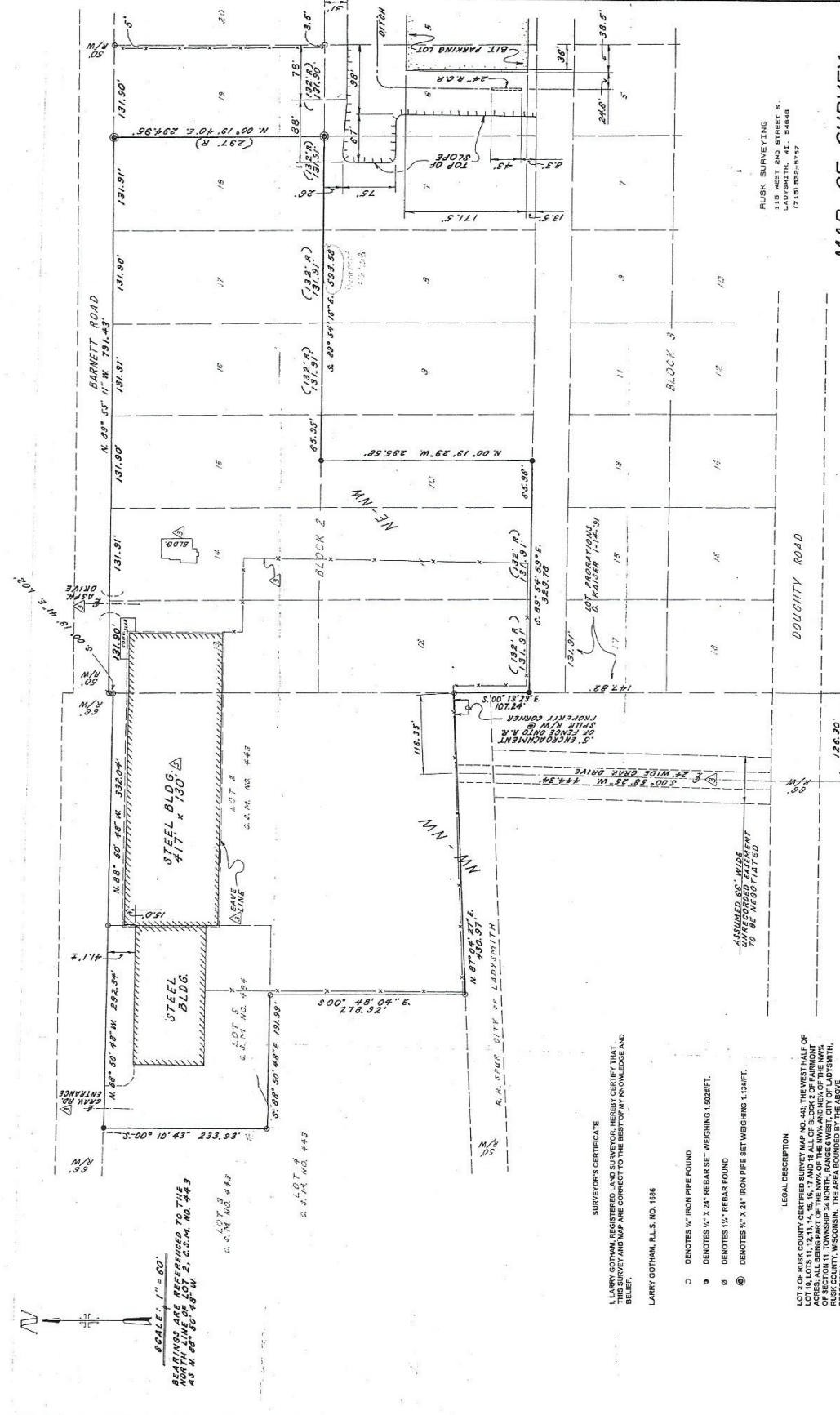




SH. 1 of 1 SHTS.

LEGAL DESCRIPTION:
 LOCATED IN THE NW 1/4 OF THE NW 1/4 AND THE NE 1/4 OF
 THE NW 1/4 OF SECTION 11 TOWNSHIP 24 NORTH, RANGE 6
 WEST, CITY OF LAUDATECH, RUSK COUNTY, WISCONSIN,
 DESCRIBED AS FOLLOWS:
 LOT 2 OF CSM 444; (LOT 3 OF CSM 434 BEING PART OF LOT
 2 CSM 442); LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19 & 20
 OF BLOCK 2 FAIRPOINT ADD'L.





RUSK SURVEYING
115 WEST 2ND STREET S.
LADYSMITH, WI. 54640
(715) 332-3757

FOR
NORSE BUILDING SYSTEMS LADYSMITH, WI
AT THE REQUEST OF: AMERICAN BANK
2728 HALL DRIVE
EAU CLAIRE, WI. 54702

MAP OF SURVEY

REV 5-1-97
REV 10-24-97
D. O'HARA

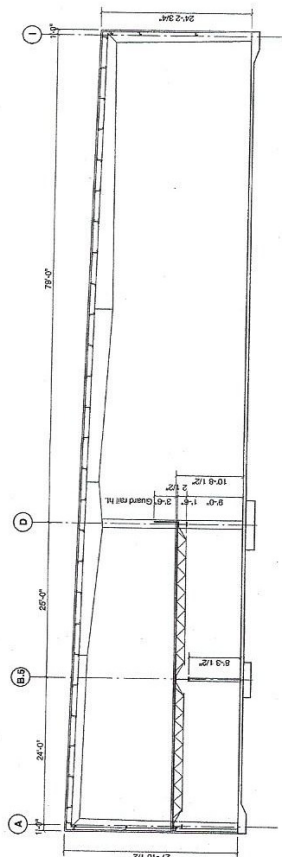
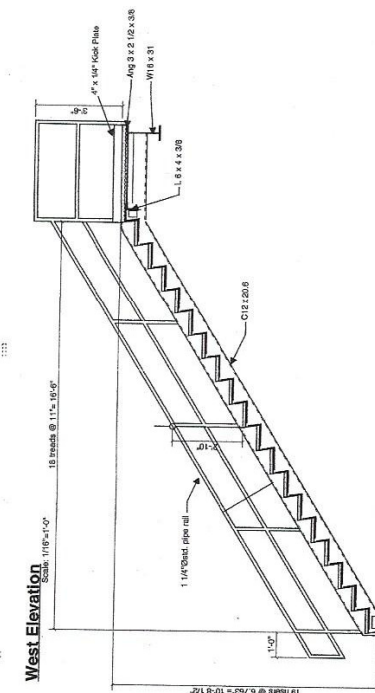
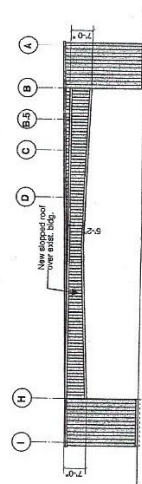
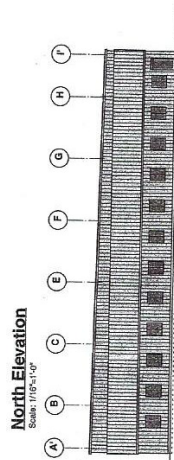
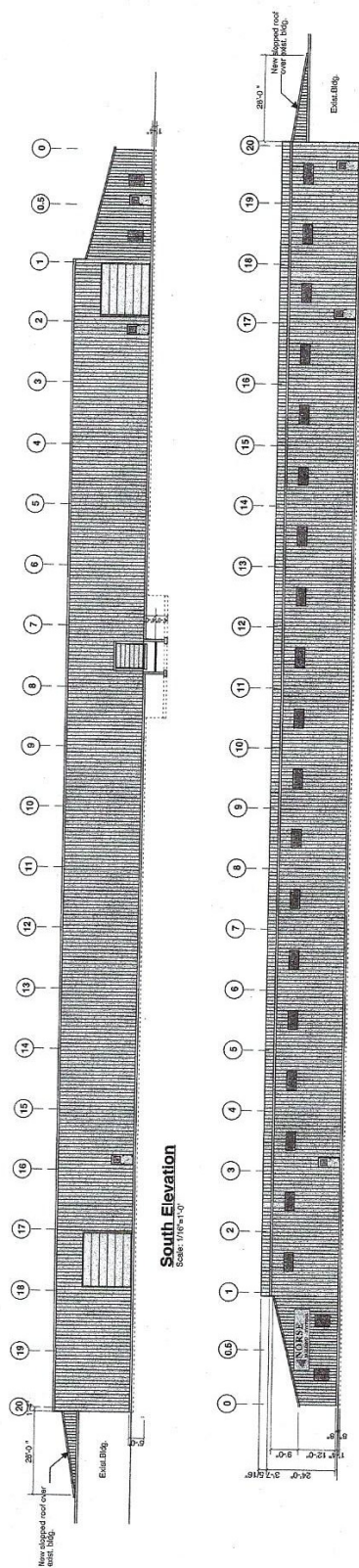
SURVEYOR'S CERTIFICATE
I, LARRY COTHAM, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT
THIS SURVEY AND MAP ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND
BELIEF.
LARRY COTHAM, P.L.S. NO. 1866

- DENOTES 1/2" IRON PIPE FOUND
- DENOTES 1/2" REBAR SET WEIGHING 1.02BFT.
- DENOTES 1/2" REBAR FOUND
- ⊙ DENOTES 1/2" IRON PIPE SET WEIGHING 1.13BFT.

LEGAL DESCRIPTION

LOTS OF RUSK COUNTY CERTIFIED SURVEY MAP NO. 441, THE WEST HALF OF
SECTION 11, TOWNSHIP 24 NORTH, RANGE 4 WEST, CITY OF LADYSMITH,
ACRES, ALL BEING 1/2, 1/4, 1/8, 1/16, 1/32, 1/64, 1/128, 1/256, 1/512, 1/1024, 1/2048,
OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 4 WEST, CITY OF LADYSMITH,
DESCRIPTION IS 13.94 ACRES, MORE OR LESS.

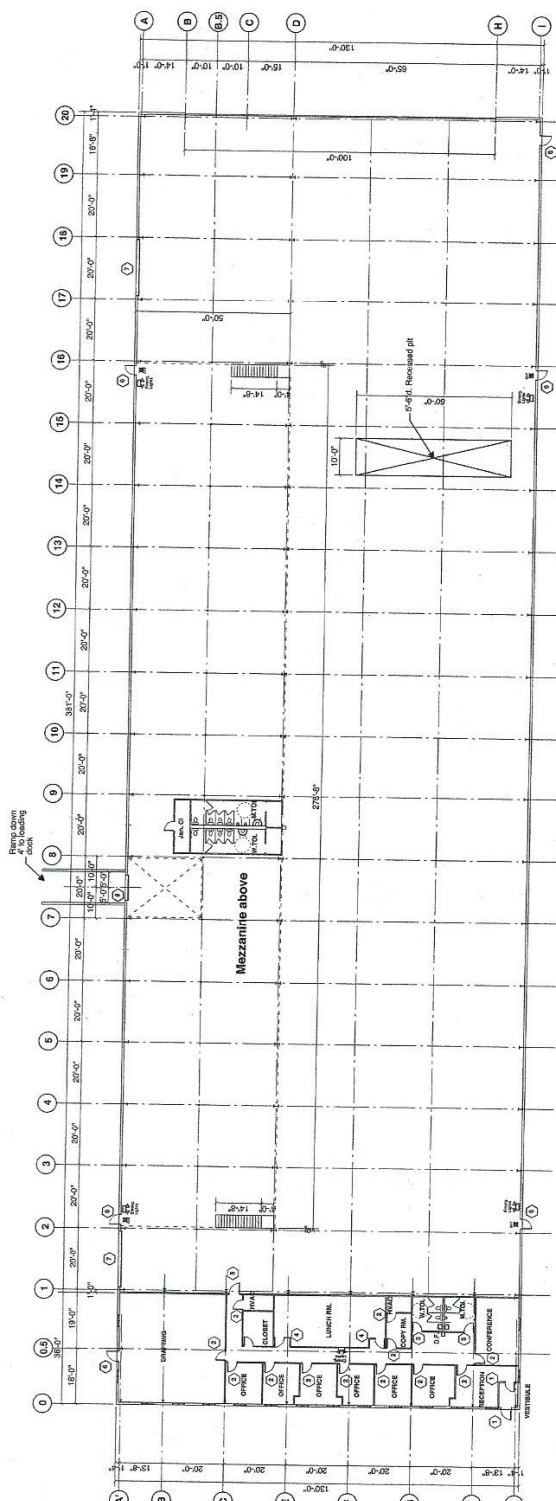
SCALE: 1" = 60'
BEARINGS ARE REFERENCED TO THE
NORTH LINE OF LOT 2, C.S.M. NO. 443
AS N. 80° 50' 48" W.



Typical Mezzanine Stair Detail

Scale: 1/2"=1'-0"

CHRIS LA SHORE ARCHITECTURE 2643 Elmer Collins Road La Crosse WI 54601 785-2826	Project: NORSE BUILDING SYSTEMS Ladysmith WI	Project No.: 97.008	Sheet No.: A2
		Date: 02.04.97	



Floor Plan
Scale: 1/16" = 1'-0"

General Notes:
 All Hot Water Heating and Heating Equip. are to be ULH approved.
 The entire main floor is to be a handicapped accessible parking area.
 The entire main floor is to be a handicapped accessible parking area.
 The Owner is to provide 2 fire extinguishers and cabinets at a maximum 75' interval.
 The Owner is to provide emergency lighting and signage at locations indicated on plan. All to meet building code power supply.

DOOR SCHEDULE	DOOR TYPE	TYPE	TYPE	TYPE
1	1A	2'-0" x 7'-0"	2'-0" x 7'-0"	2'-0" x 7'-0"
2	2A	2'-0" x 7'-0"	2'-0" x 7'-0"	2'-0" x 7'-0"
3	3A	2'-0" x 7'-0"	2'-0" x 7'-0"	2'-0" x 7'-0"
4	4A	2'-0" x 7'-0"	2'-0" x 7'-0"	2'-0" x 7'-0"
5	5A	2'-0" x 7'-0"	2'-0" x 7'-0"	2'-0" x 7'-0"
6	6A	2'-0" x 7'-0"	2'-0" x 7'-0"	2'-0" x 7'-0"
7	7A	2'-0" x 7'-0"	2'-0" x 7'-0"	2'-0" x 7'-0"
8	8A	2'-0" x 7'-0"	2'-0" x 7'-0"	2'-0" x 7'-0"

Notes:
 1. All doors and frames are to be primed.
 2. Wood doors and frames are to be primed.
 3. All steel hardware must AIA approved.
 4. Wood doors and frames are to be primed.
 5. All steel hardware must AIA approved.

Typical Wall Construction/Finishes:

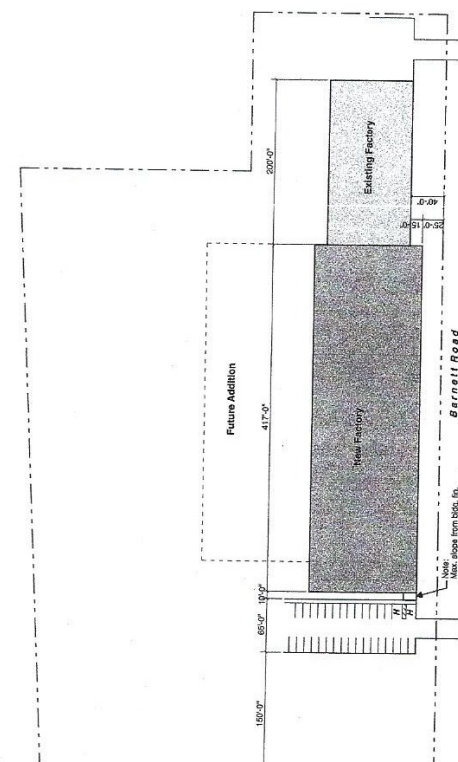
Walls:
 All walls are to be constructed with 5/8" steel studs, single butt joints, treated all and outside air. These interior walls are to be dropped ceiling. All exterior walls are to be 2 x 4 wood stud wall. All exterior walls are to be primed and finished with 1/2" drywall. All exterior walls are to be primed and finished with 1/2" drywall.

Code Information

2003 International Building Code
 2003 International Fire Code
 2003 International Mechanical Code
 2003 International Plumbing Code
 2003 International Electrical Code
 2003 International Fuel Gas Code
 2003 International Energy Conservation Code
 2003 International Existing Building Code
 2003 International Building Code
 2003 International Fire Code
 2003 International Mechanical Code
 2003 International Plumbing Code
 2003 International Electrical Code
 2003 International Fuel Gas Code
 2003 International Energy Conservation Code
 2003 International Existing Building Code

Occupancy: Factory, Chapter 64
 Unlimited area, fully sprinkled.

DRAWING INDEX	DESCRIPTION
A1	FLOOR PLAN/WHITE PLAN
A2	ELEVATIONS/SECTIONS
A3	FOUNDATION PLAN
A4	DETAIL PLANS & ELEVATIONS
A5	MEZZANINE PLAN & DETAILS



Site Plan
Scale: 1/4" = 1'-0"

Notes:
 1. All walls are to be constructed with 5/8" steel studs, single butt joints, treated all and outside air. These interior walls are to be dropped ceiling. All exterior walls are to be 2 x 4 wood stud wall. All exterior walls are to be primed and finished with 1/2" drywall. All exterior walls are to be primed and finished with 1/2" drywall.

CHRIS LA ROSA
 ARCHITECT
 1400 River Valley Road
 La Grange, WI 53047
 732-255-0505

Project No.: 97-008
 Date: 08.04.07
A1



DISCLOSURE OF REAL ESTATE AGENCY - C

1 THIS DISCLOSURE IS BEING PROVIDED BY AFT Real Estate, Inc. and
2 Firm Name▲
3 Allen F. Taft/Donald J. Myers WHO ARE WORKING AS: ☒ Owner's Agent ☐ Buyer's/Tenant's Agent
4 Sales Associate▲

5 Wisconsin Statute § 452.135 requires that brokers provide a written agency disclosure form containing a disclosure of duties owed to all parties,
6 the duties owed to the broker's client, a statement regarding confidentiality and a statement of which party(ies) the broker represents, before
7 providing brokerage services to a party. This form is being provided to comply with that requirement.

DUTIES TO ALL PARTIES

8 Wisconsin Statute section 452.133(1) states that in providing brokerage services to a party to a transaction (including
9 both clients and customers), a broker shall do all of the following:
10 (a) Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.
11 (b) Diligently exercise reasonable skill and care in providing brokerage services to all parties.
12 (c) Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover through
13 reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.
14 (d) Keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a
15 reasonable party would want to be kept confidential, unless the information must be disclosed under (c) or Wis. Stats. sec. 452.23
16 (information contradicting third party inspection or investigation reports) or is otherwise required by law to be disclosed or the party
17 whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential information.
18 A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing
19 brokerage services to the party.
20 (e) Provide accurate information about market conditions that affect a transaction, to any party who requests the information, within a
21 reasonable time of the party's request, unless disclosure of the information is prohibited by law.
22 (f) Account for all property coming into the possession of a broker that belongs to any party within a reasonable time of receiving the property.
23 (g) When negotiating on behalf of a party, present contract proposals in an objective and unbiased manner and disclose the advantages
24 and disadvantages of the proposals.

DUTIES TO A CLIENT

25 Wisconsin Statute section 452.133(2) states that in addition to his or her duties under lines 8 to 24, a broker providing
26 brokerage services to his or her client shall do all of the following:
27 (a) Loyal represent the client's interests by placing the client's interests ahead of the interests of any other party, unless loyalty to a client
28 violates the broker's duties under lines 8 to 24 or Wis. Stats. sec. 452.137(2) (duties to all clients in multiple representation situations).
29 (b) Disclose to the client all information known by the broker that is material to the transaction and that is not known by the client or
30 discoverable by the client through reasonably vigilant observation, except for confidential information (see lines 14 to 19) and other
31 information, the disclosure of which is prohibited by law.
32 (c) Fulfill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency agreement,
33 that are not inconsistent with another duty that the broker has under this chapter or any other law.

CONFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS

35 A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND
36 OF ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT
37 CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW (SEE LINES 14 TO 19). THE FOLLOWING
38 INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 39 1) MATERIAL ADVERSE FACTS AS DEFINED IN SECTION 452.01(5g) OF THE WISCONSIN STATUTES.
40 2) ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
41 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

42 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT
43 INFORMATION IN THE SPACE BELOW THAT IS MARKED "CONFIDENTIAL INFORMATION" AT A LATER TIME, YOU MAY ALSO PROVIDE
44 THE BROKER WITH OTHER WRITTEN NOTIFICATION OF WHAT INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

45 IF YOU WISH TO IDENTIFY SPECIFIC INFORMATION AS CONFIDENTIAL PLEASE COMPLETE THE "CONFIDENTIAL INFORMATION"
46 SECTION BELOW AND RETURN TO BROKER.

47 CONFIDENTIAL INFORMATION: _____
48 _____
49 _____
50 _____
51 _____
52 _____
53 _____

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.

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Drafted by: Attorney Richard J. Staff
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Phone: (715) 839-1234 Fax: (715) 839-6889 Allen Taft

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