



**1440 Cowpath Rd. • Hatfield, PA 19440 • 800/233-6898 • Fax: 215/361-9212**

**NOTICE:** After (30) successful years in the water line, sewer, and underground utility construction business, Mr. Jim Brozell has decided to completely liquidate all assets and pursue other interests. Everything in the auction is owned by Jim Brozell Construction and will sell to the highest bidder regardless of price, with the exception of the real estate, which will be sold subject to owner's immediate confirmation.

**AUCTIONEER'S NOTE:** The majority of trucks and equipment were purchased new and maintained by Jim Brozell Construction. Most odometer and hour meter readings are believed to be accurate.

**LOCATION:** The auction will be conducted at Jim Brozell's shop and yard facility located at 9298 Peach Street (Route 19), Waterford, Pennsylvania 16441

**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 April 20, 2006." 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 flexible settlement.

**INSPECTION:** Items will be available for inspection one week prior to the sale from 8:00 a.m. until 5:00 p.m. (with the exception of Saturday, April 15th and Sunday, April 16th) 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, April 21st and Monday, April 24th thru Wednesday, April 26th from 8:00 a.m. until 5:00 p.m. All items must be removed no later than Wednesday, April 26th at 5:00 p.m.

**SALE SITE DIRECTIONS:** Traveling East or West on Interstate 90, take the Waterford/Peach Street exit (Exit 24 – Route 19). Turn onto Route 19 South and proceed approximately (2.5) miles to sale site on right.

**AIRPORT INFORMATION:** This area is serviced commercially and privately through Erie International Airport. Rental cars are available.

**MOTEL INFORMATION:** Holiday Inn Express (814) 217-1100 • Residence Inn (814) 864-2500 • Marriott Courtyard Erie (814) 860-8300 • Hampton Inn (814) 866-6800 • Comfort Inn of Erie (814) 866-6666

**PA AUCTION LICENSE NO:** AY000281

**SALE SITE PHONE NUMBER: (814) 866-2075 • SALE SITE FAX NUMBER: (814) 864-0269**

**SHOP TOOLS**

**HOTSY 550C** Portable Steam Cleaner • **LINCOLN** Ranger 8, 225 Amp/8,000 Watt Skid Mounted Welder/Generator • **ADVANCE** Convertamatic 20E Walk-Behind Electric Floor Buffer • **CRAFTSMAN** 2HP, 110 Volt Electric Air Compressor • **MILWAUKEE** 3/4" Magnetic Drill • **MILWAUKEE** 1/2" Right Angle Drill • (2) 3/8" Drills • (3) **BLACK & DECKER** 18 Volt Cordless Drills • 1" Pneumatic Impact Wrench • **BLACK & DECKER** 1/2" Electric Impact Wrench • **CRAFTSMAN** 10" Drill Press, 4 speed, 1/2HP, 1/2" chuck • Dual Wheel Pedestal Grinder • Dual Wheel Bench Grinder • (3) Angle Grinders • (2) Reciprocating Saws • **CRAFTSMAN** Saber Saw • (4) Circular Saws • Assorted Saw Blades • **BLACK & DECKER** Chop Saw • (4) Shop Vacs • **CRAFTSMAN** 2-Part Portable Tool Chest, loaded with tools • (2) 3/4" Socket Sets • (2) Hole Saw Sets • Bolt Bins with contents • Parts Bins with contents • Parts Cabinets • (5) 4-Drawer Parts Trays with contents • Miscellaneous Single Parts Trays with contents • Metal Shelving Units • Metal Shop Tables (some with vises) • Shop Desks • **LINCOLN** SC-225, 225 Amp Electric Arc Welder • Welding Rod • C-Clamps • Oxygen/Acetylene Torch Set • Assorted Steel Stock • (3) Barrel Carts • Pneumatic Luber with cart • Lube Pump with guns • (2) Banding Tools with accessories • Portable Space Heater • Pneumatic Floor Jack • (2) Portable Floor Jacks • (3) Hydraulic Bottle Jacks • (3) Jack Stands • (2) **SCHUMACHER** 6/12 Volt Battery Chargers • (2) Portable Work Lights • Air Pig • (2) Lead Melting Pots • (Approx. 15) Propane Tanks • Paint & Supplies

**MISCELLANEOUS**



**(2) OF (4) 300 GALLON FUEL TANKS**

(4) 300 Gallon Fuel Tanks with 110 volt electric pumps and steel containment • (2) 300 Gallon Poly Water Tanks with metal casing • 200 Gallon Poly Water Tank • 72" Fork Extensions • 84" Fork Extensions • Large Quantity of PVC Pipe Fittings, Plastic Corrugated Pipe and Elbow Conduit, Ductile Iron Fitting and Couplers, Precast Pipe and Manholes, and Copper Tubing • (3) Reels with Conduit • Plastic Drain Forms • Steel Split Duct • Cross Drain • Pipe Wrap • (2) Pipe Racks for trucks or trailers • Large Quantity of Equipment, Truck and Trailer Tires • Assorted Engine, Truck and Equipment Parts • Pintle Hitches • Assorted Belts and Filters • Assorted Bucket Teeth • Hydraulic Winch • Large Assortment of Hardware including: Nails, Screws, Nuts, and Bolts • Assorted Oils, Lubricants, and Grease • Pneumatic Hose • (6) Manual Reels • Silt Fence • Fabric Matting • Fire Extinguishers • Fax Machine • Copy Machine • Assorted Steel I-Beams • Assorted Used Lumber • (Approx. 10) Concrete Barriers • Snow Plow with angle • (2) 7'6" Pickup Side Toolboxes



# ABSOLUTE AUCTION

## COMPLETE LIQUIDATION

### THURSDAY, APRIL 20, 2006 - 9:00AM

**'99 JD 120 AND '97 CAT 312BL**

## JIM BROZELL CONSTRUCTION

### Waterford, Pennsylvania (Erie Area)



**'96 CAT IT28F**



**'97 VERMEER D16X20**



**'97 410E AND 310SE 4X4**



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**HYDRAULIC EXCAVATORS AND ATTACHMENTS**



**'99 JD 120**

**1999 JOHN DEERE Model 120 Hydraulic Excavator**, s/n P00120X031454, powered by John Deere diesel engine and hydraulic drive, equipped with 10' dipper stick, 24" digging bucket, manual quick disconnect, and 24" TBG pads. In good condition with good undercarriage.

**1997 CATERPILLAR Model 312BL Hydraulic Excavator**, s/n 8JR00427, powered by Cat 3064 diesel engine and hydraulic drive, equipped with 8' dipper stick, auxiliary hydraulics, 28" digging bucket, and 24" TBG pads. In good condition with good undercarriage.



**'01 JD 272TS AND '97 KUBOTA KX41-2**

**2001 JOHN DEERE Model 272TS Hydraulic Mini Excavator**, s/n EF027ZX220592, powered by Isuzu 3 cylinder diesel engine and hydraulic drive, equipped with 48" dipper stick, 18" digging bucket, backfill blade, zero tail swing, ROPS canopy, and rubber tracks. In good condition with good undercarriage.

**1997 KUBOTA Model KX41-2 Hydraulic Mini Excavator**, s/n 1126, powered by Kubota 3 cylinder diesel engine and hydraulic drive, equipped with 36" dipper stick, 12" digging bucket, backfill blade, ROPS canopy, and rubber tracks. In good condition with good undercarriage.

**Excavator Attachments: Cat 312: KENT Hydraulic Plated Compactor • ALLIED Hydraulic Demolition Hammer, s/n 2322 • Digging Buckets: 42" • 36" • 60" Cleanup Bucket John Deere 120: Digging Buckets: 48" • 42" • 24" • 60" Cleanup Bucket John Deere 690/200: Digging Buckets: 48" and 24" • 24" Rock Bucket with manual quick disconnect • 60" Cleanup Bucket • Manual Quick Disconnect John Deere 490: 36" Digging Bucket John Deere 272ZTS: 2004 ALLIED 500 Hydraulic Plate Compactor, s/n 06066. Very good condition • 12" Digging Bucket • 30" Cleanup Bucket Kubota KX41-2: 48" Bolt-On Straight Blade (For Digging Bucket)**

**CRAWLER TRACTOR**



**'96 JD 450GLT SERIES IV**

**1996 JOHN DEERE Model 450GLT Series IV Crawler Tractor**, s/n T0450GH822082, powered by John Deere diesel engine and hydrostatic transmission, equipped with 6-way straight blade, tow hitch, ROPS canopy, and 16" SBG pads. In good condition with good undercarriage. (01,951 Original Hours)

**INTEGRATED TOOL CARRIER AND ATTACHMENTS**

**1996 CATERPILLAR Model IT28F Integrated Tool Carrier**, s/n 3CL02120, powered by Cat 3116DIT diesel engine and powershift transmission, equipped with 3 cubic yard general purpose loader bucket with bolt-on cutting edge, hydraulic quick disconnect, auxiliary hydraulics, enclosed ROPS cab with air conditioning and light package, and 20.5R25 tires. In good condition with good tires. (03,965 Original Hours)

**Cat IT28F Attachments: Balderson 2 Cubic Yard Hydraulic Side Dump Bucket • 48" Fork Attachment • 8' Hydraulic Broom Attachment, with power angle and water system**

**TRACTOR LOADER EXTEND-A-HOES AND ATTACHMENTS**

**1997 JOHN DEERE Model 410E, 4x4 Tractor Loader Extend-A-Hoe**, s/n T0410EX835094, powered by John Deere diesel engine and shuttle transmission, equipped with general purpose loader bucket with bolt-on cutting edge, 22" digging bucket, quick disconnect, enclosed ROPS cab with light package, 12.5/80-18 front and 19.5Lx24 rear tires. In good condition with good tires.

**1997 JOHN DEERE Model 310SE, 4x4 Tractor Loader Extend-A-Hoe**, s/n T0310SE835121, powered by John Deere diesel engine and shuttle transmission, equipped with general purpose loader bucket with bolt-on cutting edge, 24" digging bucket, manual quick disconnect, enclosed ROPS cab with light package, 12.5/80-18 front and 19.5Lx24 rear tires. In good condition with fair to good tires.

**1997 JOHN DEERE Model 310SE, 4x4 Tractor Loader Extend-A-Hoe**, s/n T0310SE83656, powered by John Deere diesel engine and shuttle transmission, equipped with general purpose loader bucket with bolt-on cutting edge, 24" digging bucket, manual quick disconnect, enclosed ROPS cab with light package, 12.5/80-18 front and 19.5Lx24 rear tires. In good condition with good tires.

**John Deere 310/410 Digging Buckets: (2) 36"; (3) 18"; 16"; 15"; 12" • 48" Cleanup Bucket**

**(1) OF (2) '97 JD 310SE 4X4**

**1997 MULTIQUIP ESSICK Model VR-36H Vibratory Roller**, s/n 970310, powered by Honda 18HP gas engine and hydrostatic transmission, equipped with 36" smooth drums, drum cleaners, and water system. In good condition. (0,764 Original Hours)

**GENERAL Model SRH150, 1.5 Ton Static Roller**, s/n SRH7797, powered by 1 cylinder gas engine and hydrostatic transmission, equipped with 30" smooth drums and water system. In fair condition.



**MQ ESSICK VR-36H**

**DIRECTIONAL BORING AND HORIZONTAL BORING MACHINES**

**1997 VERMEER Model D16X20 Directional Boring Machine**, s/n 1VRP17008V100219, powered by diesel engine and hydraulic drive, equipped with Vermeer ST300 bentonite mixing system and additional 550 gallon poly tank, Pacer 2" centrifugal pump, DCI Spt D Tek IV digital locator, and assorted bits. In good to very good condition with good undercarriage. (00,748 Original Hours) (Bentonite Mixing System, Digital Locator, and Bits To Be Sold Separately)

**MICHAEL BYRNE Model D24-300 Horizontal Boring Machine**, s/n 3944, powered by diesel engine, equipped with 30' track. In good condition.



**MICHAEL BYRNE D24-300**



**Auger Flyghts: 30'-24" • 70'-20" • 120'-16" • 100'-12" • 8'-8" Casings: 60'-24" • 214'-20" • 130'-16" • 130'-16" • 100'-12" • 300'-8" • 40'-6" Assorted Drill Bits**

**AUGER FLYGHT AND CASINGS**

**SKID STEER ATTACHMENTS**



**ALITEC CW18 Hydraulic Earth Saw**. In good condition • FFC 72" Hydraulic Preparator, s/n 030804. In good to very good condition • SWEEPSTER 78" Hydraulic Broom Attachment • ALITEC Model CX18ATD, 18" Hydraulic Cold Planer. In good to very good condition.

**SKID STEER ATTACHMENTS**

**PORTABLE CENTRIFUGAL PUMP**

**1997 THOMPSON Model 6VDOST, 6" Portable Centrifugal Pump**, s/n 6V-503, powered by Deutz BFL1011F 4 cylinder diesel engine, equipped with (7) 6"x20" suction hoses and approximately (5) lengths of discharge hose. In very good condition with good tires. (Suction Hose To Be Sold Separately)



**'97 THOMPSON 6 INCH**

**STRAW BLOWER, AIR COMPRESSOR, AND ARROWBOARD**



**AGRIMETAL Model GA110S Blower 32 Skid Mounted Straw Blower**, s/n 18304, powered by Honda 11HP gas engine, equipped with discharge hose. In good condition.

**1995 INGERSOLL-RAND Model P185WJD, 185 CFM Portable Air Compressor**, s/n 255373UDF327, powered by John Deere 4039D diesel engine. In good condition with good tires.

**TRAFCON Model TC-1 Portable Arrowboard**, s/n Unknown, powered by diesel engine. In good condition with good tires.

**AGRIMETAL GA110S**

**DUMP TRUCKS**

**1996 FORD Model L8000 Tandem Axle Dump Truck**, powered by Cummins 240 diesel engine and Eaton Fuller RT7608LL, 8 speed transmission with lo and lo/lo, equipped with 14' steel dump body, tow package with air, air conditioning, and 11R22.5 tires. In good condition with good tires. (097,805 Original Miles)



**(1) OF (2) '98 FORD F-800's**

axles, air brakes, tow package with air, air conditioning, and 11R22.5 tires. In good condition with good tires. (057,884 Original Miles)

**1998 FORD Model F-800 Single Axle Dump Truck**, powered by Cummins C8.3-250 diesel engine and Eaton Fuller 8 speed transmission, equipped with 10' steel dump body with manual chute, 12,000# front and 21,000# rear axles, air brakes, tow package with air, air conditioning, and 11R22.5 tires. In good condition with good tires. (061,450 Original Miles)

**1985 FORD Model F-350 Single Axle Dump Truck**, powered by V-8 gas engine and automatic transmission, equipped with 8' steel dump body with coal chute, dual rear wheels, and 265/75R16 tires. In fair to good condition with good tires.

**1991 CHEVROLET Model 3500 Cheyenne Single Axle Dump Truck**, powered by V-8 gas engine and automatic transmission, equipped with 8' dump body, dual rear wheels, and 235/85R16 tires. In fair condition with fair to good tires. (Bad Transmission)

**PICKUP, FLATBED, AND UTILITY TRUCKS**



**'05 FORD F-250 LARIAT 4X4**

**1997 CHEVROLET Model 3500 Cheyenne Single Axle Flatbed Truck**, powered by V-8 gas engine and automatic transmission, equipped with 10' flatbed body, tow package, dual rear wheels, and 235/85R16 tires. In good condition with good tires. (043,580 Original Miles)



**'00 CHEVY 3500**

**2000 CHEVROLET Model 3500 Utility Truck**, powered by V-8 gas engine and automatic transmission, equipped with Stahl 11' enclosed utility body, dual rear tires, air conditioning, and AM/FM stereo. In good condition with good tires.

**1997 GMC Model 3500 Utility Truck**, powered by V-8 gas engine and automatic transmission, equipped with Stahl 11' enclosed utility body, dual rear wheels, air conditioning, AM/FM stereo, and good tires. In good condition with good tires.

**1984 FORD Model F-350 Single Axle Utility Truck**, powered by V-8 gas engine and automatic transmission, equipped with Reading 10'6" enclosed utility body, Onan 4.0RV gen set with front and side electrical outlets, dual rear tires, and 8.75R16.5 tires. In fair to good condition with good tires.

**TAG-A-LONG AND REEL TRAILERS**



**(2) 1998 & 1997 DYNAWELD 20 Ton Tandem Axle Tag-A-Long Trailers**, equipped with 20' level deck, 5' beavertail, 5' ramps, air brakes, chain dogs, and 215/75R17.5 tires. In good condition with good tires.

**(1) OF (2) DYNAWELD 20 TON**

**2001 TOWMASTER Model T-14DD, 7 Ton Tandem Axle Tag-A-Long Trailer**, equipped with 8'x18' level deck, ramps, electric brakes, and 215/75R17.5 tires. In good condition with very good tires. (Set Up For Vermeer Directional Boring Machine Which Will Be Sold Separately)

**2000 TOWMASTER Model T-10P, 5 Ton Tandem Axle Tag-A-Long Trailer**, equipped with 6'6"x16' level deck, ramps, electric brakes, and 8-14.5 tires. In good condition with good tires.

**1998 CROSS COUNTRY Tandem Axle Tag-A-Long Trailer**, equipped with 6'6"x16' level deck, sides, ramps, electric brakes, and 8-14.5 tires. In good condition with good tires.

**1997 CROSS COUNTRY Tandem Axle Tilt Deck Tag-A-Long Trailer**, equipped with 6'6"x16' level deck, 24" beavertail, electric brakes, and 8-14.5 tires. In good condition with good tires.

**1997 CROSS COUNTRY Tandem Axle Tag-A-Long Trailer**, equipped with 6'6"x16' level deck, wooden stake sides, electric brakes, and 8-14.5 tires. In good condition with good tires.

**1996 ARK Tandem Axle Tag-A-Long Trailer**, equipped with 6'6"x16' level deck, 7,000# GVWR, electric brakes, and 215/75R15 tires. In good condition with good tires.

**2002 LCI Tandem Axle Tag-A-Long Trailer**, equipped with 6'6"x20' level deck, wood sides, mesh ramps, 7,000# GVWR, electric brakes, and 205/75D15 tires. In good condition with good tires.

**GENERAL Tri-Axle Tag-A-Long Trailer**, equipped with 8'x14'6" level deck, 3'6" beavertail, electric brakes, and 8-14.5 tires. In good condition with good tires. (Set Up For Horizontal Boring Machine Which Will Be Sold Separately)

**1997 Shopmade Tandem Axle Tag-A-Long Trailer**, equipped with 6'6"x14'6" level deck, wooden stake sides, 5,000# GVWR, electric brakes, and 8-14.5 tires. In good condition with good tires.

**2002 CROSS COUNTRY Single Axle Tag-A-Long Trailer**, equipped with 5'x7' level deck, mesh ramp, and 8x14.5 tires. In good condition with good tires.

**2002 LCI Single Axle Tag-A-Long Pipe Trailer**, equipped with 6'x14' level deck with sides, mesh ramps, pipe rack, and 205/75D15 tires. In good condition with good tires.

**2000 TRAILERTECH Single Axle Tag-A-Long Trailer**, equipped with 5'x10' level deck with sides, mesh ramp, electric brakes, and 205/70D15 tires. In fair to good condition with fair tires.

**AA Single Axle Tag-A-Long Trailer**, equipped with 6'x10' level deck with sides, mesh ramps, and 215/70R15 tires. In good condition with good tires.

**(2) Single Axle Reel Trailers**. In fair to good condition.

**CONCRETE SAW, DUMP BUGGY, FORMS, AND FINISHING TOOLS**

**CORE CUT Model CC6500 Walk-Behind Concrete Saw**, s/n 1260269 (0,272 Original Hours) • **CORE CUT Model CC1800 Walk-Behind Concrete Saw**, s/n 1279844 • **STOW Walk-Behind Concrete Saw** • **WHITEMAN Gas Powered Dump Buggy** • (2) Electric Concrete Vibrators • Hand Held Pneumatic Concrete Saw • (3) Bull Floats • Assorted Concrete Finishing Tools • Electric Portable Mortar Mixer • Mortar Pans • Concrete Curb & Radius Forms • Form Separators • Form Pins • Sono Tube

**TRENCH BOXES, GRAVEL BOX AND ROAD PLATE**

Trench Boxes: (2) 8'x20' • 6'x20' • 8'x12' • 6'x6' • 8'x12' Aluminum • Large Quantity of Assorted Trench Box Spreaders from 18" to 16" • 6 Cubic Yard Gravel Box • Road Plate: (4) 1"x4'x12" • (8) 3/4"x8'x20" • Assorted 3/4" with 8'-14" lengths



**TRENCH BOXES AND ROAD PLATE**

**CONTRACTORS TOOLS**

(3) Electric Core Drills with stands • (13) 1.5"-12" Core Drill Bits • Core Drill Bit Extensions • **VERMEER 3" Pneumatic Piercing Tool** • **VERMEER 5.5" Pneumatic Piercing Tool** • **MUELLER B-101, 3/4"-1" Pipe Tap** • **MUELLER D-5, 1.5"-2" Pipe Tap** • **MUELLER Electric Power Drive** • Assorted 4"-15" Pipe Test Plugs • Mandrel • Ductile Iron Pipe Cutter • Pipe Wrenches • **RICE DPH-28 Gas Powered Portable Hydrostatic Test Pump** with water tank • **Rodder** • **DITCH WITCH Gas Power Unit** • (2) Gas Powered Manhole Blowers with hose • (2) **DIALGRADE Pipe Lasers** with accessories • (3) Transits with tripods and grade poles • (2) Rotating Lasers • Tripod Manhole Rescue Device • (4) Manhole Safety Guards • Manhole Ladders • **CLAUSEN SC-18, 18" Gas Powered Walk-Behind Sod Cutter** • **MIKASA MT75HS Gas Powered Foot Compactor** • (2) Gas Powered Foot Compactors • **STONE S-38A Gas Powered Plate Compactor** with water system • **MIKASA MVC-77 Gas Powered Plate Compactor** with water system • (3) Gas Powered Demo Saws • (2) Gas Powered Chain Saws • (2) Gas Powered Portable Generators • 1.5" Gas Powered Centrifugal Pump • 2" Gas Powered Centrifugal Pump • 3" Gas Powered Trash Pump • 3" Gas Powered Diaphragm Pump • 2", 3" and 4" Suction and Discharge Hoses • Assorted Hose Strainers • (5) Pneumatic Paving Breakers • Pneumatic Chipping Hammer • Pneumatic Rotary Hammer • Breaker Steel & Drill Bits • **MILWAUKEE Electric Rotary Hammer Drill** • Gas Powered String Trimmer • Large Quantity of Hand Tools, including: (12) Wheelbarrows, Shovels, Rakes, Lutes, Picks, Brooms, Manual Pump Sprayers, and Garden Hose • Large Quantity of Assorted Chains and Rigging • Safety Harnesses • **WERNER 40' Aluminum Extension Ladder** • Aluminum and Wooden Extensions and Step Ladders • Soldering Tools • Large Quantity of Road Signs, Stands, and Safety Fence

**REAL ESTATE**

The real estate will be offered "Subject To Owner's Immediate Confirmation" (To Be Offered At 12:00 Noon)



**BUILDING 1**



**BUILDING 2**



**(1) OF (3) RANCH STYLE HOMES**

**(4) Parcels (4.34 +/-) Acres Commercial and Residential Real Estate (Will Only Be Offered In Its Entirety)**

**Building One:** 60'x140'x18' (8,400 +/-) square feet. Cement block with structural steel frame; metal roof with ceiling insulation and poured concrete foundation with catch basins; (2) restrooms in shop • **Building Two:** 60'x180'x18' (10,800 +/-) square feet. Cement block with structural steel frame; metal roof with ceiling insulation and poured concrete foundation with catch basins (2 Bays Have Dirt Floor) • Utilities: Private well; Public Sewer, Gas, and Electric; Public Water Is Available At The Street • (3) Ranch Style Homes • First 400' back from Peach Street (including the houses) and the areas where the industrial buildings are located is zoned "B-1" Retail Business. Balance is zoned "A-1" Agricultural

Please Contact Auction Company For Complete, Real Estate Description

Terms: 10% Down Sale Day • Flexible Closing Timeframe • Owner Financing Encouraged!