

ON-LINE ONLY

REAL ESTATE & PERSONAL PROPERTY AUCTION

Bidding Opens:
Saturday, June 27 @ Noon
 Bidding Closes:
Monday, July 6 @ Noon (Real Estate)
@ 3 PM (Personal Property)

Knopf & Sons Bindery

1817 Florida Avenue, Jacksonville, FL 32206

After being in business since 1964, we have made the difficult decision to close our doors and liquidate the company, including the following real estate and personal property.

Accordingly, Ewald Auctions has been authorized to sell these assets at Public Auction.

The Real Estate will be sold **Subject to Seller's Confirmation**.

The personal property and equipment is being sold pursuant to Court Order and is being sold to the **Highest Bidder, Regardless of Price!**

REAL PROPERTY:

- Approx. 1.02² acres
- Multiple buildings/warehouse buildings totaling 22,000² sq ft
 - Main warehouse (10,668² sq ft)
 - Warehouse building (9,074² sq ft)
 - Warehouse building (2,424² sq ft)
- Current Zoning: Commercial CCG-2
- PIN#s 113995-0000, 113998-0000, 114016-0000, and 114021-0000.
- City water and sewer
- 3,100 AADT on E Eighth Ave (DOT)



- Frontage on E 8th Street, Florida Avenue and Sylvan Court
- Springfield area North of downtown (2.4 miles away)
- 0.3 mile to US 1 entrance ramp
- 1.5 miles to I-95 entrance ramp
- 1.7 miles to Port of Jacksonville
- 1.9 miles to Everbank Stadium

Binding Equipment and Inventory

- Muller star binding line 20 clamps, 15 pockets with zenith 3672 3-knife trimmer model 9401593, Valco pre-melter model BDM 100A, Nordson pre-melter durra blue 16
- Valco PUR closed glue system for binder
- Skid wrapper EZ-DOZ-IT model D001H94D
- Scales floor model 1000 lb.
- Harris stacker RS-10
- Book press model 8 SN119 table model
- Chinese diecutting press for parts -not working
- (2) Heidelberg cylinder press 21.5 x 28.375
- (2) GBC floor model inserter
- Rentz RSV-360 wire-o inserter
- Coilmaster plasticoin in3serter
- Kugler punch 14" with 11 dies 1 punch for parts
- Sickinger floor punch with 7 dies
- Mole regal folder gluer with versafold
- Muller 221 saddle stitcher with 5 pockets
- Kwick print foil stamper 9.5"
- Kensol foil stamper 10"
- Kensol foil stamper 30 lines (12.5") \$
- Ludlow with 3 cases of type
- Kluge foil stamper 13 x 19 hand feed
- (3) Kluge foil stamper diecutter 13 x 19
- Kensol foil slitter
- Heidelberg windmill 10 x 13
- MBO 26" & 30" 8 page & 16 page with shingle stacker
- MBO mini vertical stacker & vertical pressor stacker
- Horizontal baler with 2 blowers and piping, vertical baler for parts (not working)
- J&D shrink wrap with heat tunnel
- Scotch T-645 tape applicator with 2 heads - Itho cutter 45" for parts -not working - GBC digicoil 2 units for parts - Floor jogger 17 x 24 - Polar 115EL Monitor for parts - Polar 36" cutter not programmable - Polar 115EMC working - Numatic book press for parts - Potdevin tabletop gluer 6" - Potdevin tabletop gluer for super - R&B gook rounder 14" - Rosback stitcher with 2 heads - Potdevin gluer 24"
- Semi auto case maker with gluer - Case pressing machine - Pneumatic turning in machine - Spine cutter - D&K cutter - Book clamp floor model - Rollem Hand feed score machine
- Southworth punch - Jogger 22 x 26 - 2 sided laminator with auto feed & cutter 30" - Ledco 2 sided laminator hand feed 24" - GBC Gennsis 1 sided laminator 30 x 40 - Board placement guide
- Scott 10000 - Scott hand tabber - Nigrin Daily 3 headed drill - Calendat tinning machine 30" semi-automatic - Interlake stitcher 3/4" -Stimpson eyelet machine table top - Hand book press floor model, Lead saw - Pralag casing in machine - Crawley building in machine table top - Astor Smyth sewer, computer controlled - Book nipper - Singer book sewer - Southworth round corner machine -Stimpson eyelet machine - JCP tipping machine - Mics stamping foil, cloth, wire-o & plasticoin elements, laminating film - (28) Red bindery carts total - (20) Green bindery carts total - (10) Large binder carts



Other equipment

- Cat 40 fork lift SN 4EM0245
- Kellogg American compressor with dryer - (2) pallet jacks - Screw compressor for parts - Delta table saw - Scroll saw - (2) air compressor tanks - barrel fans -
- Misc office furn, computers, printers

Terms & Conditions- REAL ESTATE

- The Real Property will sell AS IS, WHERE IS with no warranties of any kind, express, implied, or otherwise;
- A \$50,000 deposit into escrow will be required to participate in the auction by **Thursday, July 2, 2026 @ 5:00pm.**
- 10% On-Line Buyer's Premium on the real estate.
- A 10% NON-REFUNDABLE DEPOSIT of the Contract Price, will be due on **Tuesday, July 7 by 5p.m.**
- Inspection of the Real Estate is **Thursday, July 2 from 10am - 1pm** or by Appointment; Call to auctioneer to coordinate.,
- Buyer will pay **ALL** taxes, both current and delinquent, on the property;
- Buyer will pay **ALL** Closing costs;
- Closing will take place within thirty (30) days of the auction;
- There will be **NO** Contingencies to closing for inspection, financing, or otherwise;
- Seller will **NOT** provide the Buyer with title insurance;
- Sale is being held Subject to Seller's Confirmation.



Terms & Conditions- Personal Property

- Personal property selling to the **Highest Bidder, REGARDLESS of PRICE! NO Minimums! NO Reserves!**
- Everything 'AS IS, WHERE IS' basis with NO warranties of any kind, express, implied, or otherwise.
- 13% On-Line Buyer's Premium.
- Personal Property payment by credit card, cashier's check, or wire transfer.
- Payment will be due in Full on **Tuesday, July 7 by 4pm.**
- Removal will be **Wed, July 8 - Fri, July 10 from 9am till 4pm,** each day.
- All items must be picked up **Friday, July 10 @ 4pm.**
- Removal of **ALL** items will be at the Buyer's Expense; including loading, rigging, and transportation.
- All plumbing and electrical must be capped properly and according to code.
- Arranging and paying for removal, pick up, shipping, and handling is the buyer's responsibility. Contact your rigging company now to arrange and get quotes.
- Inspection of the personal property on **Thurs, Jul 2, from 10am - 1pm ONLY.**
- Any inquiries should be directed to the Ewald Auctions at 407-275-6853 or bob@ewaldauctions.com.

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