

**COMMERCIAL COMPLEX. GROUND FLOOR RETAIL,
HIGH BAY LOADING DOCKS & WAREHOUSE, 1.32± ACRE**

 **AUCTION**

FRIDAY, SEPTEMBER 20 @ 2PM

Registration & Inspection from 1PM

200 West Street, Rutland, VT

Open House: Thursday, Sept. 5 from 2-4PM

Directions: on Route 7 between Pine and Forest Streets.



**200 West Street,
Forest Street,
1 Pine Street,
Rutland VT**

What a fantastic compound for the right business(s). Great retail space with accessibility and visibility. 5,000± SF store front with full basement and high bay loading docks; separate wonderful brick building (maybe the original Rutland fire house) with 2,508± SF on each floor. Loads of potential. This is Central Vermont so bring on the distribution center. Easy access to New York.



Terms: \$25,000 deposit due at sale, balance due at closing on or before November 6. Sale subject to a 4% buyer's premium and confirmation by the seller. Taxes and utilities to be prorated at closing. Property conveyed by warranty deed.

The information contained herein is taken from sources deemed to be correct. The auctioneer makes no claim or warranties as to its accuracy. This is not an offering or solicitation in any state where prohibited by law. Announcements date of sale take precedence over previous information.

**THOMAS HIRCHAK COMPANY • 1878 CADYS FALLS ROAD • MORRISVILLE, VT 05661
800-634-7653 • 802-888-4662 • THCAuction.com • Info@THCAuction.com**



AUCTIONEER'S DISCLAIMER

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All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

STATISTICS

Acreage 1.32±
Water & Sewer..... City
Assessment..... \$307,800

Year Taxes \$10,417.80
Zoning..... Industrial

STATISTICS BUILDING 1

Year Built 1920
Siding Cement Block
Roof..... Rubber Membrane
Basement..... Full; 16' & 12' Ceilings
Foundation..... Cement Block
Heating & Cooling
..... Oil Boiler w/ AC; Hydronic System
Square Footage 4,960±
Baths..... Three half baths



2-story building with steel beams; concrete floor;
400 amp 3-phase electric; (2) 14' overhead doors

STATISTICS BUILDING 2

Year Built 1890
Siding Brick
Roof..... Rubber Membrane
Foundation..... Concrete Slab
Square Footage 5,016±



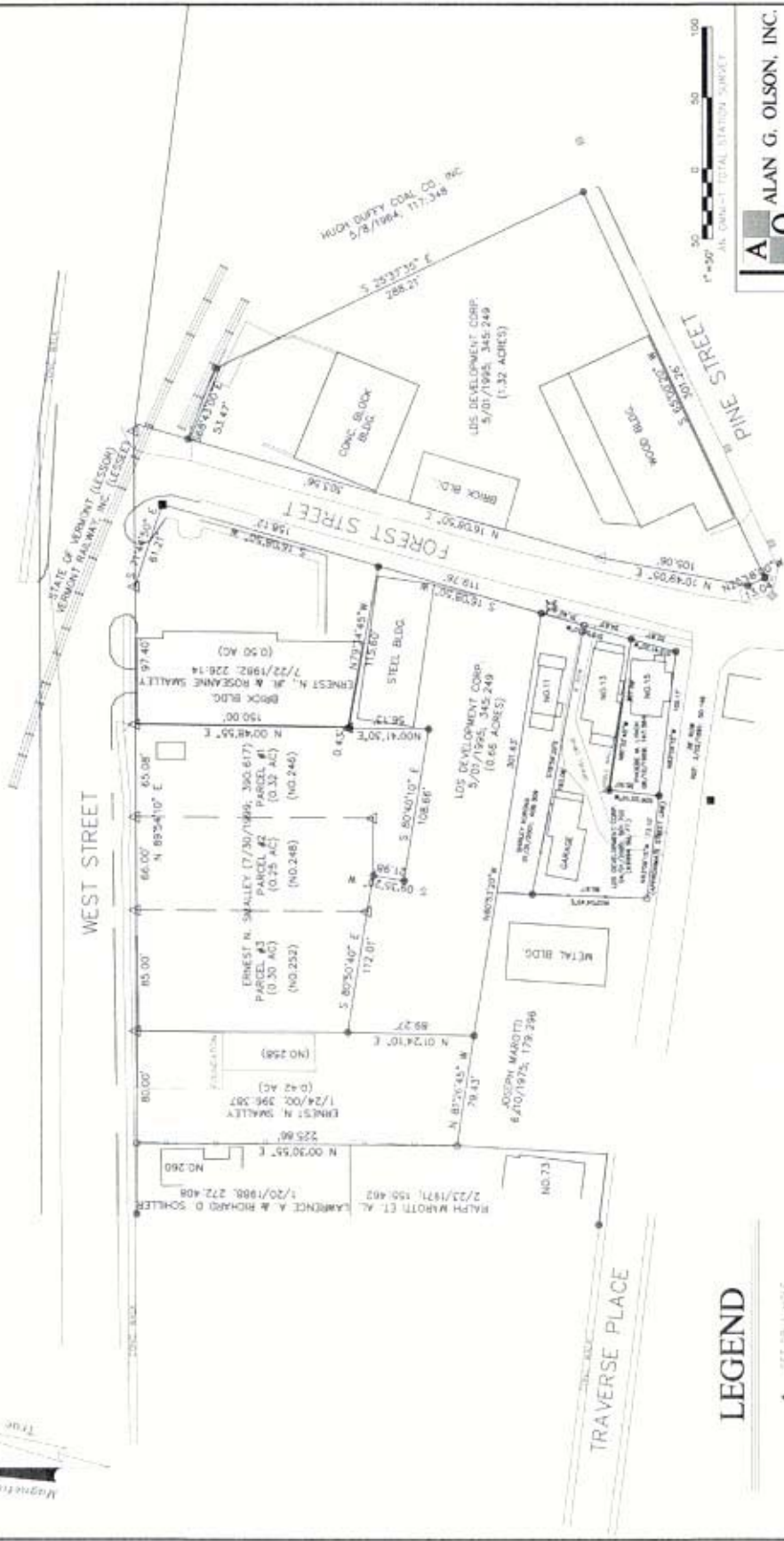
§ 31-315 Industrial District

(A) There is hereby established an Industrial District hereinafter referred to as I.

(B) There are no minimum area and dimension requirements for the Industrial District.

(C) Permitted Uses - All uses are permitted in the Industrial Zone including, but not limited to, those listed below.

1. Correctional Facility
2. Public utility power generating plants and transmission lines
3. Regional Solid Waste Management Facilities
4. Hazardous Waste Facilities
5. State-owned and operated institutions and facilities



ALAN G. OLSON, INC.
 100 RUTLAND STREET
 RUTLAND, VERMONT 05701

ERNEST N. SMALLEY
 PROPERTY

WEST, FOREST & PINE STREETS
 CITY OF RUTLAND, VERMONT

SHEET 1 OF 1	DWG. NO. 3-175	REV.
SCALE: 1"=50'	10/25/1999	
DRAWN BY: AGO		



NOT VALID UNTIL SEALED

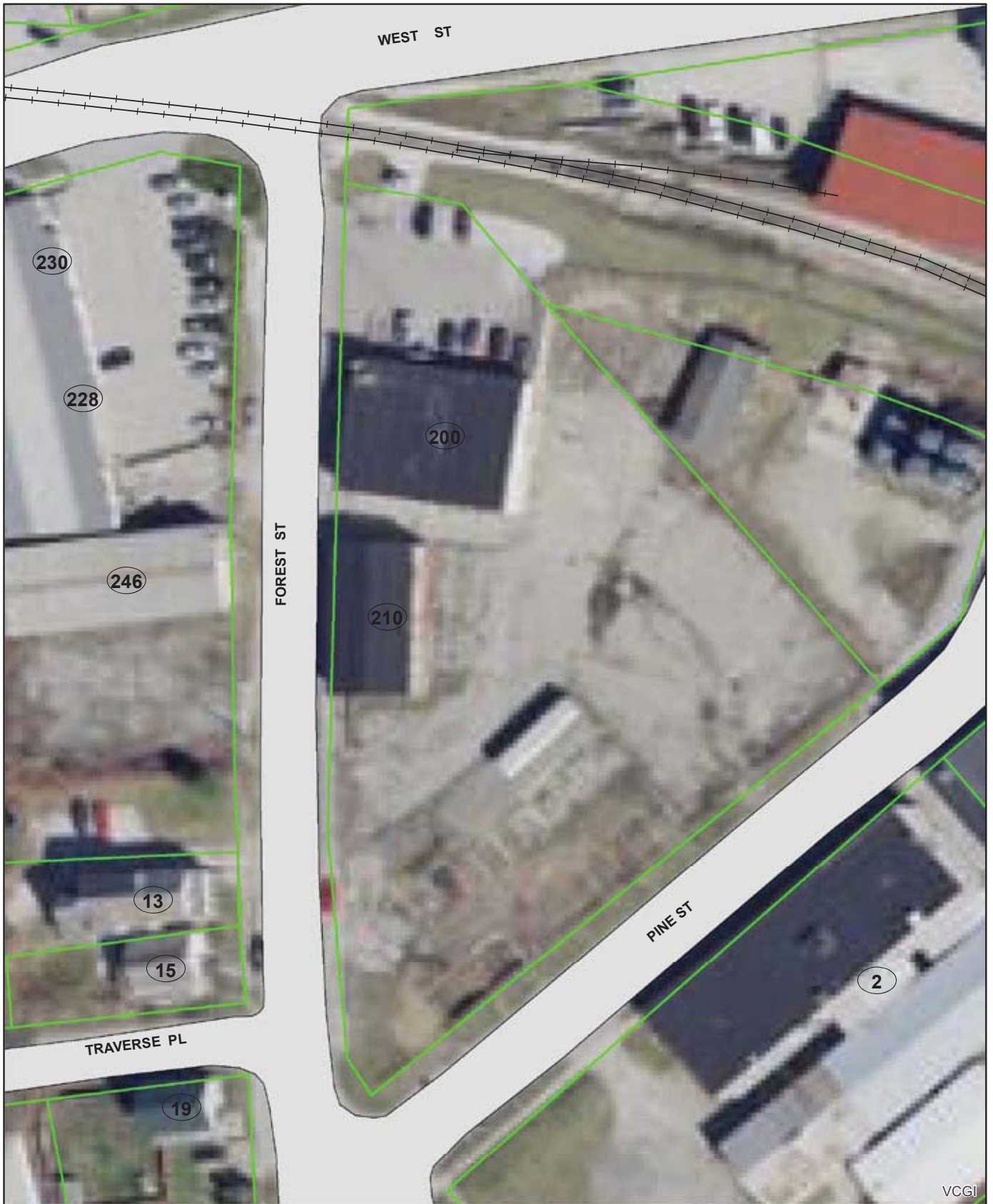
NOTES:
 1. RECORD RESEARCH COMPLETED 10/28/99
 2. FIELD SURVEY COMPLETED 10/22/99
 3. THIS SURVEY DOES NOT INTEND TO SHOW ALL EASEMENTS OR RIGHTS OF WAY, EITHER EXPRESSED OR IMPLIED.
 4. ALAN G. OLSON HEREBY CERTIFY THAT THIS SURVEY IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS, OFFICIAL RECORDS, DOCUMENTS, INFORMATION AND MARKERS EVIDENT ON THE PROPERTY. THIS PLAT CONFORMS WITH TITLE 27 SECTION 1403 VSA.

Alan G. Olson
 REGISTERED
 LAND SURVEYOR

SURVEY OF 40.13 ACRES AT 4000 8-14-97

LEGEND

- SET 20' ALI-HOLE
- 40' ALI-HOLE
- 60' ALI-HOLE
- 80' ALI-HOLE
- STEEL 2" x 4" BUILT
- ELECTRIC W/POLE
- ▨ CRUSH BRN
- ▧ FERTILIZER PIT/PAV
- ◇ UTILITY POLE
- SHADY TREE



The boundary lines on this map may not be 100% accurate as they are not survey lines.
As such, they should not be relied upon for that purpose.



Patriot Properties Inc.

USER DEFINED
RAD: 12-0009

Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
OLD SPAN: 170-540-13
ROUTING# D3-134.000
Date Time
08/16/19 13:20:15
LAST REV
Date Time
10/25/2011 09:59:56
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BidReason:

PROPERTY LOCATION

No	All No	Direction/Street/City
1		PINE ST, Rutland
OWNERSHIP		
Owner 1:	LDS DEV CORP	Unit #:
Owner 2:		
Owner 3:		
Street 1:	P O BOX 6793	
Street 2:		
Twn/City:	RUTLAND	
S/Prov:	VT	County
Postal:	05702-6793	Own Occ: C Type: CORP

PREVIOUS OWNER

Owner 1:	LDS DEV CORP.
Owner 2:	
Street 1:	P O BOX 6793
Twn/City:	RUTLAND
S/Prov:	VT
Postal:	05702-6793

NARRATIVE DESCRIPTION

This Parcel contains 1.32 ACRES of land mainly classified as COMM with a(n) CAR SALE/SFR Building Built about 1920, Having Primarily CEMENT BLOCK Exterior and RUBBER MEMB Roof Cover, with 0 Units, 0 Baths, 3 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
41	242,500	6,300	1.320	50,900	299,700	Entered Lot Size	540-170-13012
Total Card	242,500	6,300	1.320	50,900	299,700	Total Land: 57499	GIS Ref
Total Parcel	250,600	6,300	1.320	50,900	307,800	Total Land: 57499	GIS Ref
Source:	Market Adj Cost			Total Value per SQ unit /Card: 31.80	/Parcel: 21.32	Land Unit Type: SF	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2016	41	GL	250,600	6300	1.32	50,900	307,800	8/3/2016
2015	41	GL	250,600	6300	1.32	50,900	307,800	9/2/2015
2014	41	GL	250,600	6300	1.32	50,900	307,800	9/2/2015
2013	41	GL	250,600	6300	1.32	50,900	307,800	7/18/2013
2012	41	GL	416,500	6300	1.32	127,400	550,200	7/25/2012
2011	41	GL	416,500	6300	1.32	127,400	550,200	10/25/2011
2010	41	AB	416,500	6300	1.32	127,400	550,200	7/20/2010
2010	41	GL	416,500	6300	1.32	127,400	550,200	7/20/2010

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LDS DEV CORP.	345-249		5/31/1995		275,000	No				

TAX DISTRICT

PAT ACCT.

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
5/24/2013	GR GRN1TD							BK BARRY KEEFE
9/2/2005	NO ONE HOME							SB

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2013	GR GRN1TD	BK	BARRY KEEFE
9/2/2005	NO ONE HOME	SB	

Sign: _____

PROPERTY FACTORS

Item Code	Descrp	%	Item Code	Descrp
Z			U	
o			t	
n			l	
Census:				
Exmpl:				
Flood Haz:				
D			Topo	
S			Streel	
t			Traffic	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth / PrcUnits	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh	Neigh	Neigh	Int 1	%	Int 2	%	Int 3	%	Appraised Value	All Class	%	Spec Land	J Code	Fact	Use Value	Notes
41	COMM		1.32		ACRES	SITE		45,000	45,000.	0.100	306									50,940			C			50,900	

Total AC/Ha:	1.32000	Total SFS/Sm:	57499.20	Parcel LUC:	41	COMM	Prime NB Desc:	ALL	Total:	50,940	Spl Credit	Total:	50,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssesPro 2011

EXTERIOR INFORMATION

Type:	245 - CAR SALE/SEER
Sly Ht:	1 - 1 STORY
(Liv) Units:	Total: 0
Foundation:	C - CONCRETE
Frame:	C - FIR/RESISTIV
Prime Wall:	CB - CEMENT BLOCK
Sec Wall:	
Roof Struct:	FL - FLAT
Roof Cover:	RM - RUBBER MEMB
Color:	
View / Descri:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Bilt:	1920
All LUC:	Alt %:
Jurisdicht:	Fact.:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/F.L:	14
Print Int Wall:	DW - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	TL - TILE
Sec Floors:	
Bsmnt Fir:	C - CONCRETE
Bsmnt Gar:	
Electric:	T - TYPICAL
Insulation:	T - TYPICAL
Int vs Ext:	S
Heat Fuel:	O - OIL
Heat Type:	HW - HOT WATER
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wall:	

BATH FEATURES

Full Bath	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 30Bath	Rating:
1/2 Bath:	3
A HBth:	Rating:
Otherfx:	Rating:

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Ft/pl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair
Functional:	
Economic:	
Special:	
Override:	
Total:	75 %

CALC SUMMARY

Basic \$ / SQ:	150.00
Size Adj.:	0.96129036
Const Adj.:	1.13522756
Adj \$ / SQ:	163.693
Other Features:	8899
Grade Factor:	0.95
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	969943
Depreciation:	727458
Depreciated Total:	242486

COMMENTS

REMODELING	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1983

RESIDENTIAL GRID

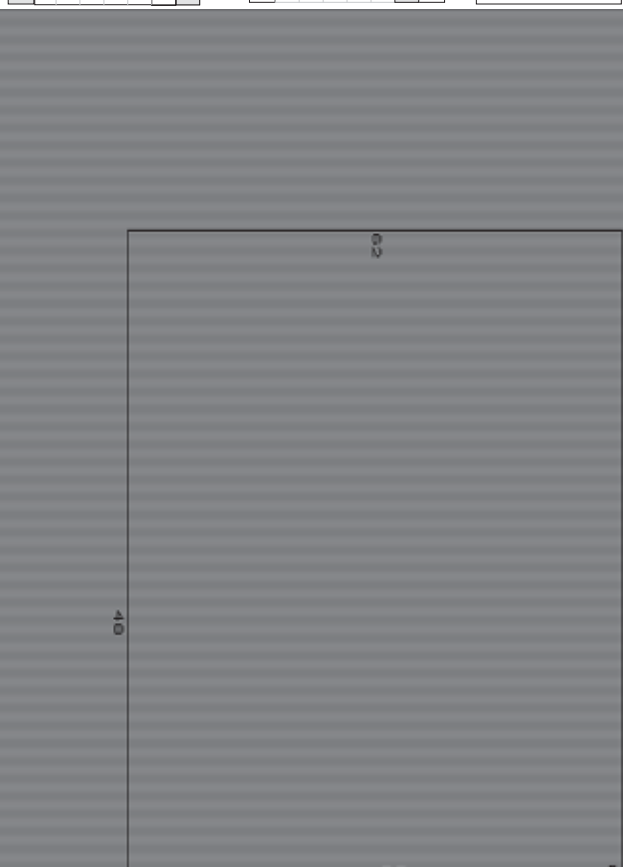
1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RRR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: BRS: Baths: HB3	

REMODELING

RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	1983			
Totals				

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub Area	% USB	Descrp	% Type	Qu	# Ten
BMT	BASEMENT				BMT	100	WHS	90	AV	
CNP	CANOPY									
FFL	1ST FLOOR									
Totals										

SUB AREA DETAIL

Net Sketched Area:		Total:	9424
Size Adj	4960	Gross Acre	9980
Area - SQ		FinArea	
Rate - AV			
Underpr Value			

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	DS	Dep	LUC	Facd	NB Fa	Appr Value	JCod	JFacd	Jur	Value
OHD	OVERHLD DOOR	D	Y	1	8 X 8	C	AV	1980	13.75	T	30	41			600				600
OHD	OVERHLD DOOR	D	Y	1	12 X 10	C	AV	1980	10.83	T	30	41			900				900
OHD	OVERHLD DOOR	D	Y	2	12 X 14	C	AV	1980	9.88	T	30	41			2,300				2,300
FNC6	FENCE 6	D	Y	1	1000	C	FR	1960	6.40	T	62.5	41			2,400				2,400
PANB	PAVING BT	D	Y	1	5000	C	PR	1960	1.25	T	99	41			100				100

PARCEL ID

13012

Merc:	N	Total Yard Items:	6,300	Total Special Features:		Total:	6,300
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Patriot Properties Inc.

USER DEFINED RAD: 12.0009

Prior Id # 2:	08/16/19	13:20:28
Prior Id # 3:		
Prior Id # 1:		
OLD SPAN:	170-540-13	
ROUTING#:	D3-134.000	
Prior Id # 1:		
Prior Id # 2:	07/12/16	10:00:00
Prior Id # 3:		
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BidReason:		

PROPERTY LOCATION

No	All No	Direction/Street/City
1		PINE ST, Rutland
OWNERSHIP		
Owner 1:		LDS DEV CORP
Owner 2:		
Owner 3:		
Street 1:		P O BOX 6793
Street 2:		
Twn/City:		RUTLAND
S/P/Prov:	VT	Chtry
Postal:		05702-6793

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
41	8,100		0.000		8,100		540-170-13012
							GIS Ref
							GIS Ref
							Insp Date
Total Card	8,100		0.000		8,100	Entered Lot Size	
Total Parcel	250,600	6,300	1.320	50,900	307,800	Total Land: 57499	
Source: Market Adj Cost				Total Value per SQ unit /Card: 1.61	/Parcel: 21.32	Land Unit Type: SF	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tsl	Verif	Assoc PCL Value	Notes

PAT ACCT.

Date	Result	By	Name
9/2/2005	NO ONE HOME	SB	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/2/2005	NO ONE HOME	SB	

NARRATIVE DESCRIPTION

This Parcel contains 1.32 ACRES of land mainly classified as COMM with a(n) WAREHOUSE GEN Building Built about 1990. Having Primarily BRICK Exterior and RUBBER MEMB Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item Code	Descrip	%	Item Code	Descrip
Z			U	
0			I	
n			I	
Census:			Exmpl	
Flood Haz:			Topo	
D			Streel	
S			Traffic	
t				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth / PrcUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Intlu	Neigh Mod	Int 1 %	Int 2 %	Int 3 %	Appraised Value	All Class	% Land	Spec J Code	Fact	Use Value	Notes
41	COMM		0		ACRES	SITE		0	0.000	306									C			

Total AC/HA: 0.00000	Total S/F/SM: 0.00	Parcel LUC: 41	COMM	Prime NB Desc: ALL	Total: insp	Spl Credit	Total:
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: Assessor 2011

EXTERIOR INFORMATION

Type:	430 - WAREHOUSE GEN
Sly Ht:	2 - 2 STORY
(Liv) Units:	Total: 0
Foundation:	S - SLAB
Frame:	S - STEEL
Prime Wall:	BR - BRICK
Sec Wall:	
Roof Struct:	FL - FLAT
Roof Cover:	RM - RUBBER MEMB
Color:	
View / Descri:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Bilt:	1890
All LUC:	All %:
Jurisdicht:	Fact.:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/Ft:	14
Print Int Wall:	N - NONE
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	C - CONCRETE
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	M - MINIMAL
Insulation:	T - TYPICAL
Int vs Ext:	S
Heat Fuel:	N - NONE
Heat Type:	UN - UNHEATED
# Heat Sys:	
% Heated:	% AC:
Solar HW:	NO
% Com Wall:	Central Vac: NO
	% Sprinkled:

BATH FEATURES

Full Bath	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3/0Bath:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
Otherfx:	Rating:

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Fpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	PR - Poor
Functional:	
Economic:	
Special:	
Override:	
Total:	95 %

CALC SUMMARY

Basic \$ / SQ:	35.00
Size Adj.:	0.95948964
Const Adj.:	0.96529478
Adj \$ / SQ:	32.417
Other Features:	0
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	162602
Depreciation:	154472
Depreciated Total:	8130

COMMENTS

blig boarded up.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FFR RRR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: BRS: Baths: HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub Area	% USbl	Descrp	% Type	Qu	# Ten
FLL	1ST FLOOR	2.508	32.420	81.301						
SFL	2ND FLOOR	2.508	32.420	81.301						
SLAB	SLAB									
Net Sketched Area:		7.524								
Gross Area		7524	FinArea							
Size Adj		5076		5076						

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub Area	% USbl	Descrp	% Type	Qu	# Ten
FLL	1ST FLOOR	2.508	32.420	81.301						
SFL	2ND FLOOR	2.508	32.420	81.301						
SLAB	SLAB									
Net Sketched Area:		7.524								
Gross Area		7524	FinArea							
Size Adj		5076		5076						

IMAGE

AssessPro Patriot Properties, Inc

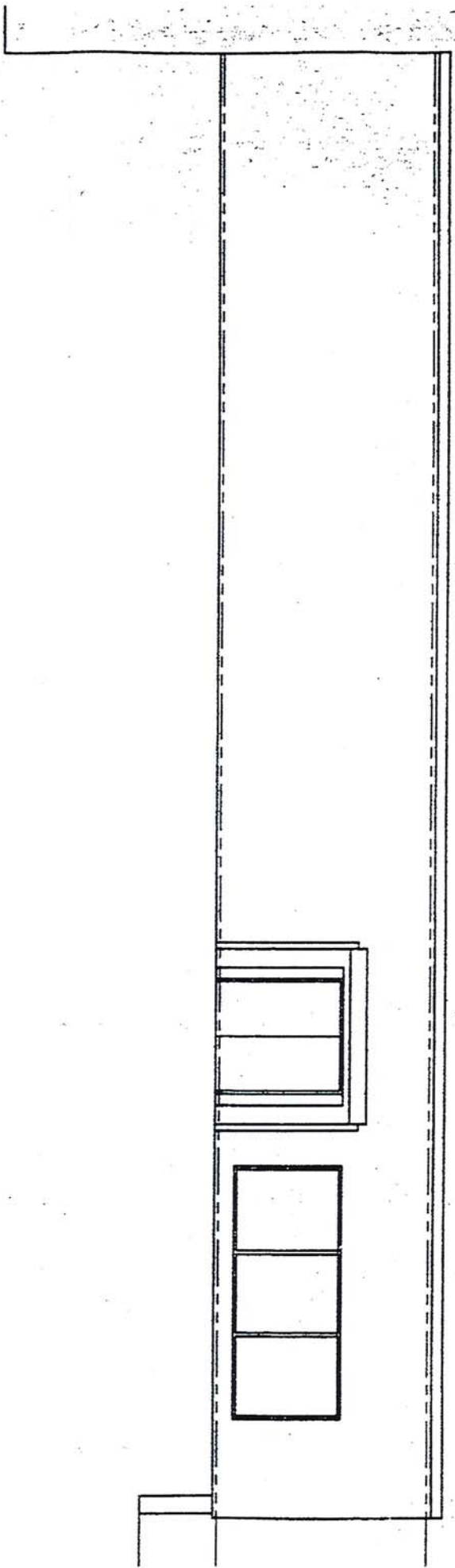
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	StrandDim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Facd	INB Fa	Appr Value	JCod	JFacd	Jurfs Value														
More:	N																		Total													
Total Yard Items:																								Total Special Features:								Total

PARCEL ID

13012	Jurfs Value	
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Building 1 - ground level retail



NORTH ELEVATION

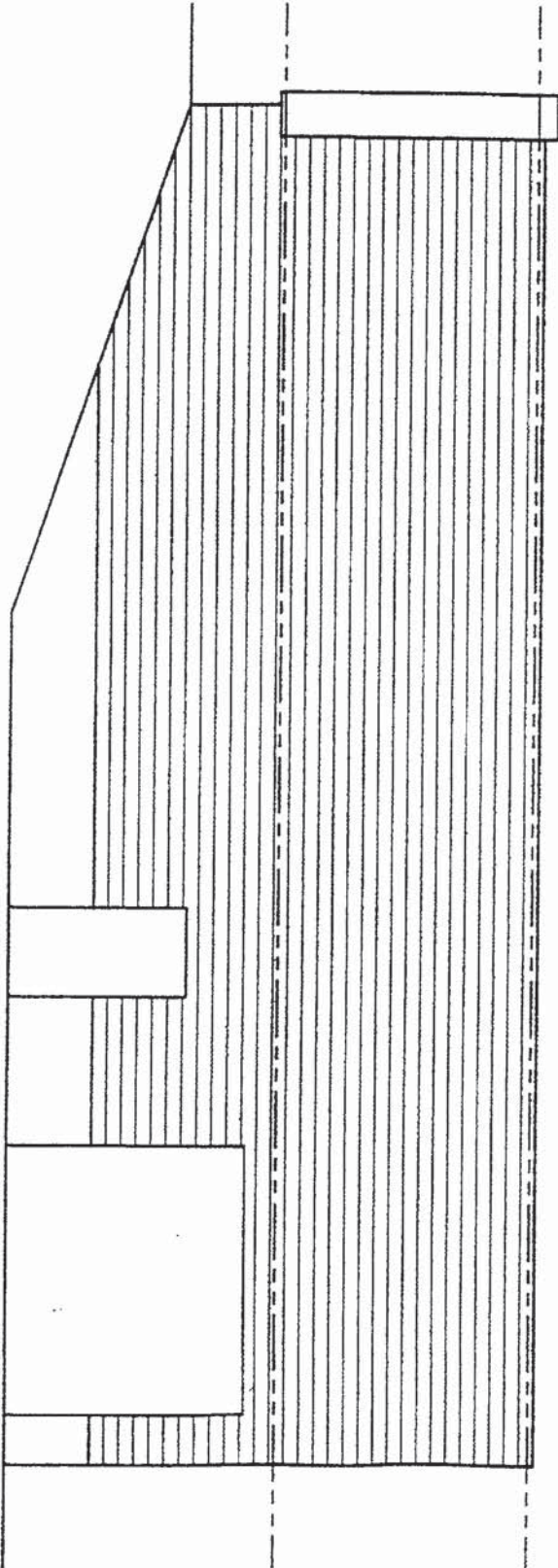
C
A2

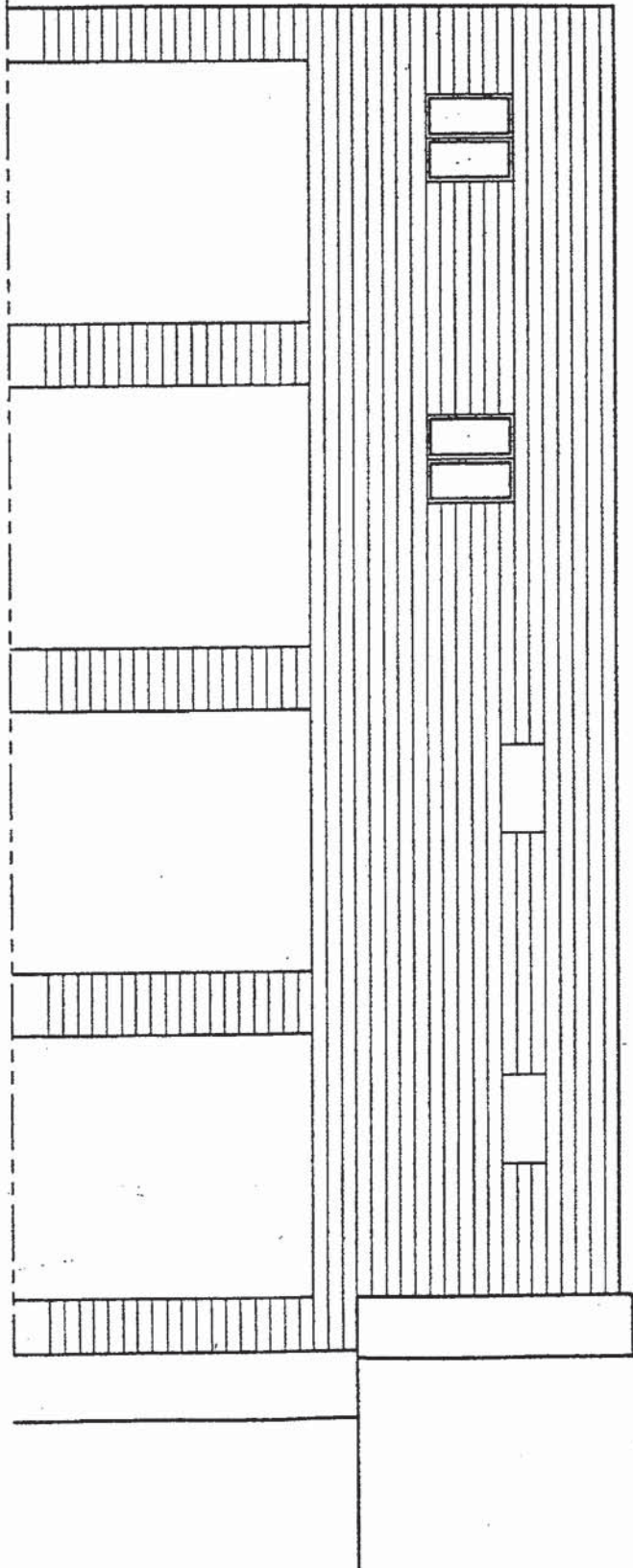
1/8" = 1'-0"

D
A2

1/8"=1'-0"

WEST ELEVATION

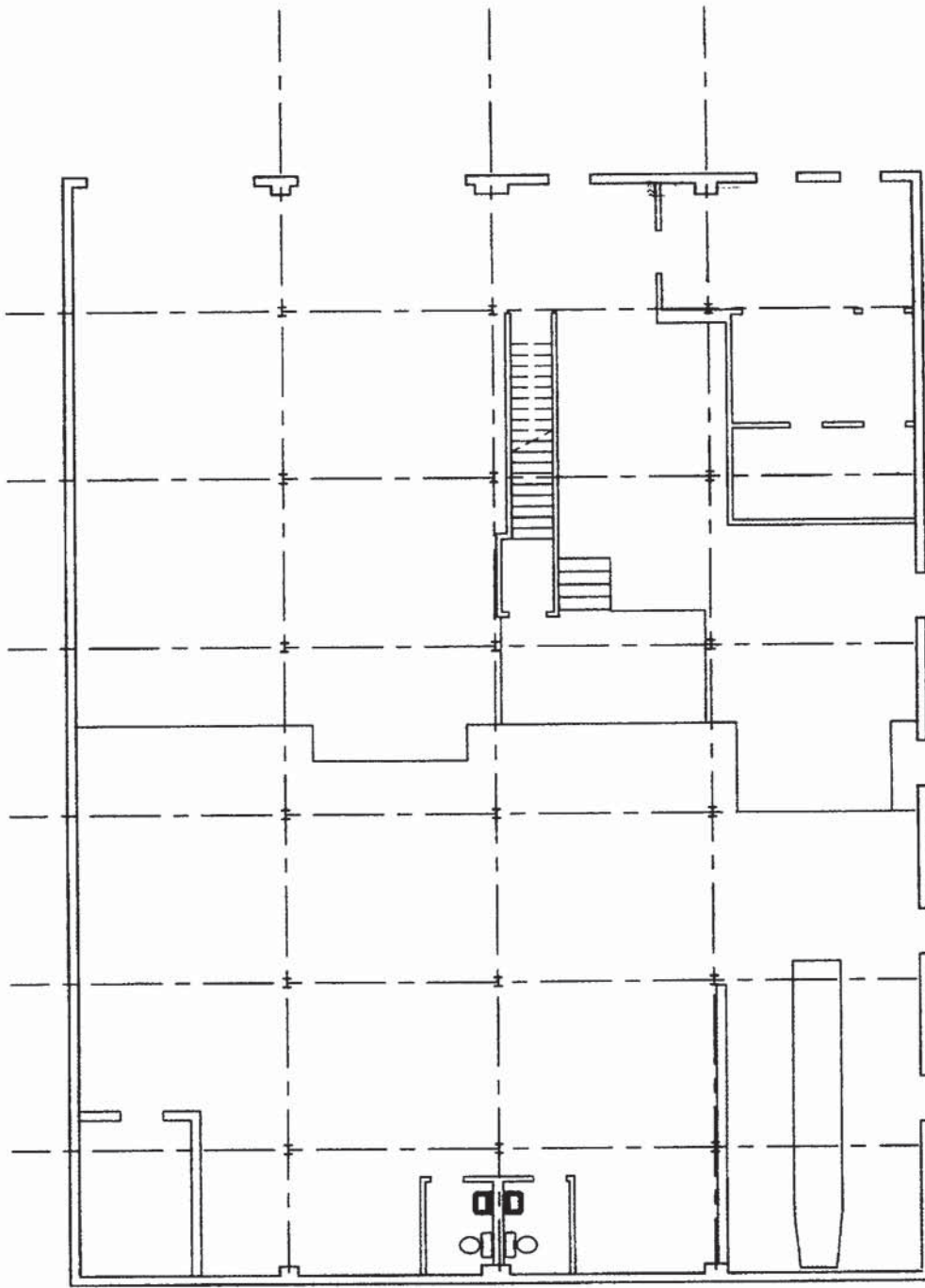




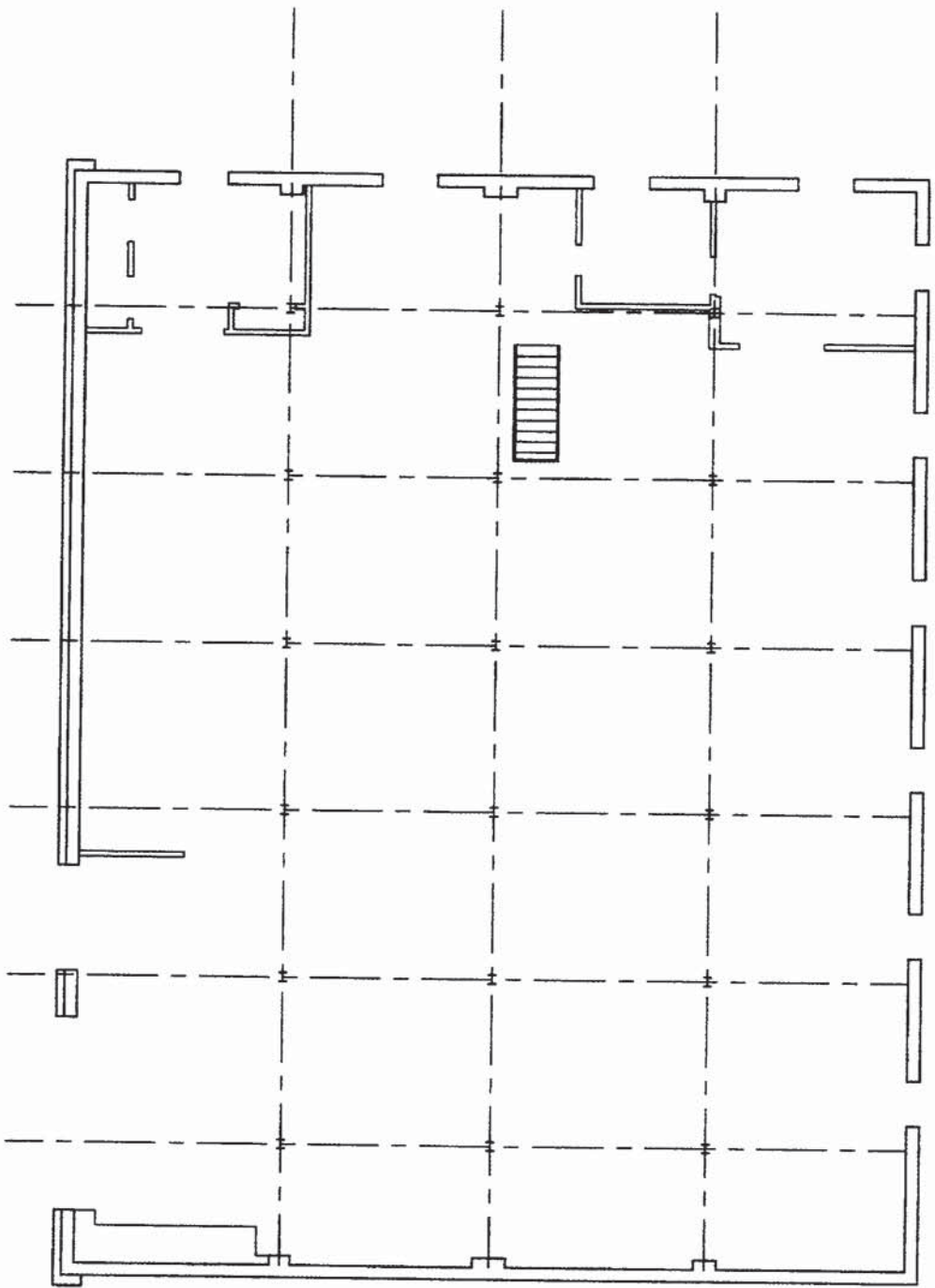
B
A2

EAST ELEVATION

1/8" = 1'-0"

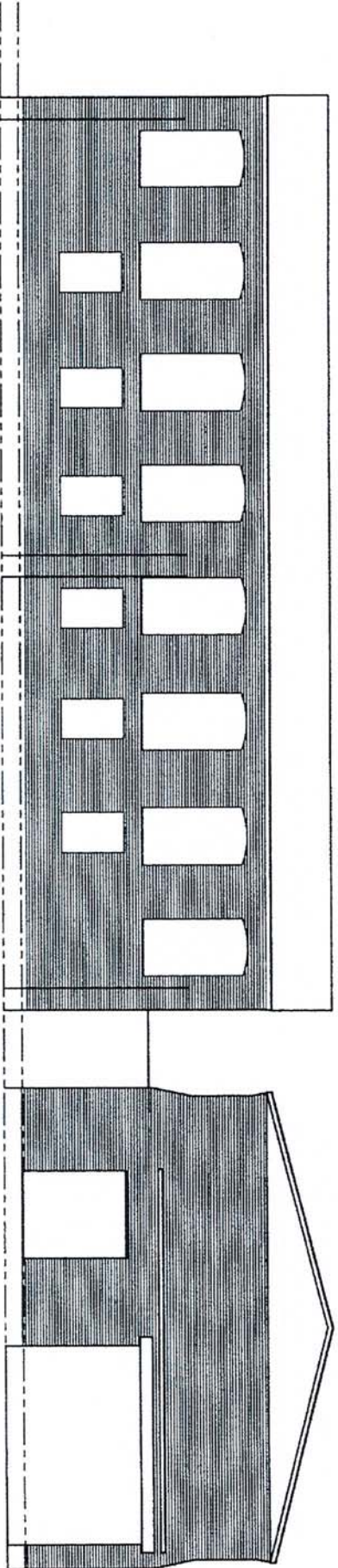


LOWER LEVEL
A
A1
1/8"=1'-0"



UPPER LEVEL
1/8" = 1'-0"

Building 2



A
A1

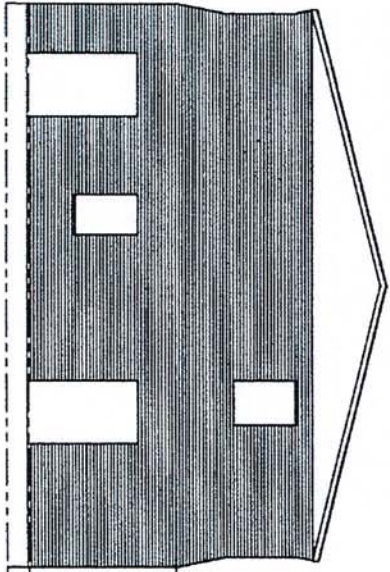
WEST ELEVATION

1/8" = 1'-0"

B
A1

SOUTH ELEVATION

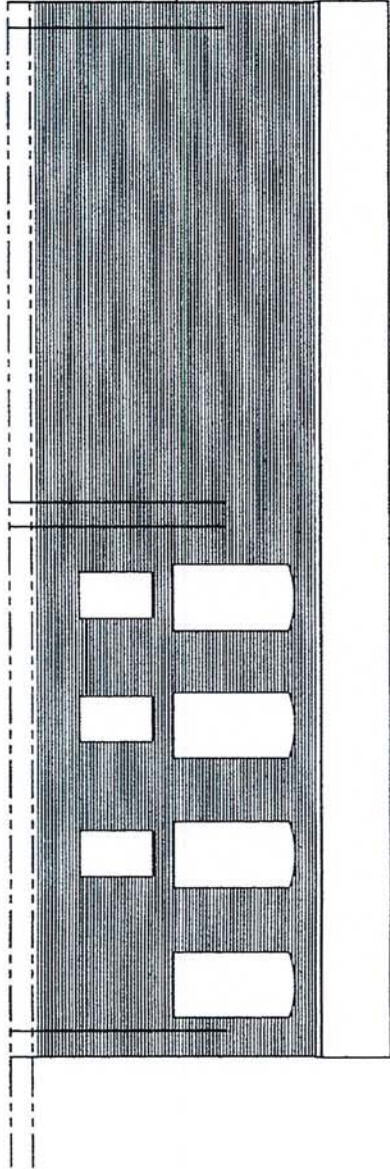
1/8" = 1'-0"



Ⓢ

1/8" = 1'-0"

NORTH ELEVATION



Ⓓ

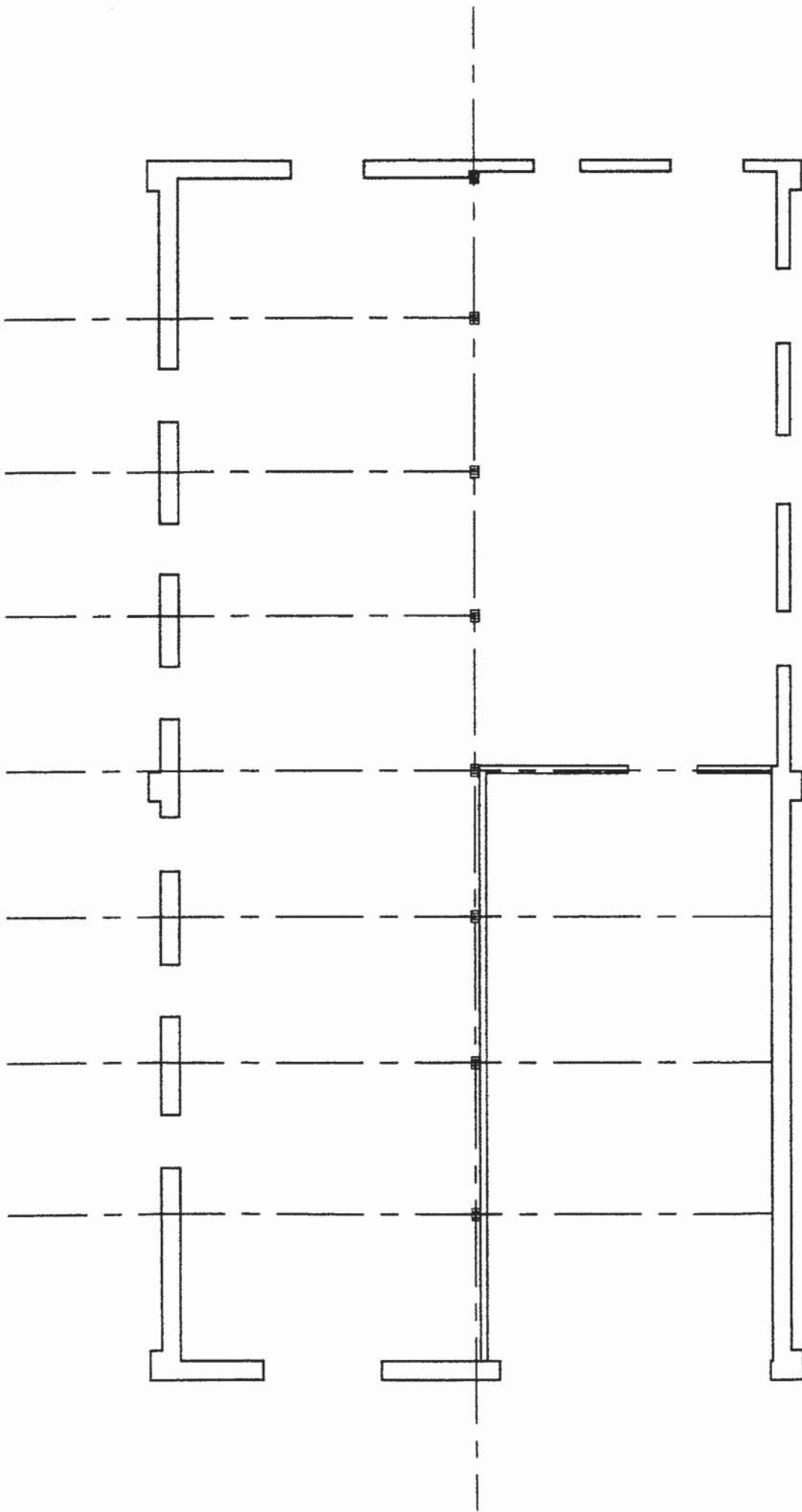
1/8" = 1'-0"

EAST ELEVATION



1/8"=1'-0"

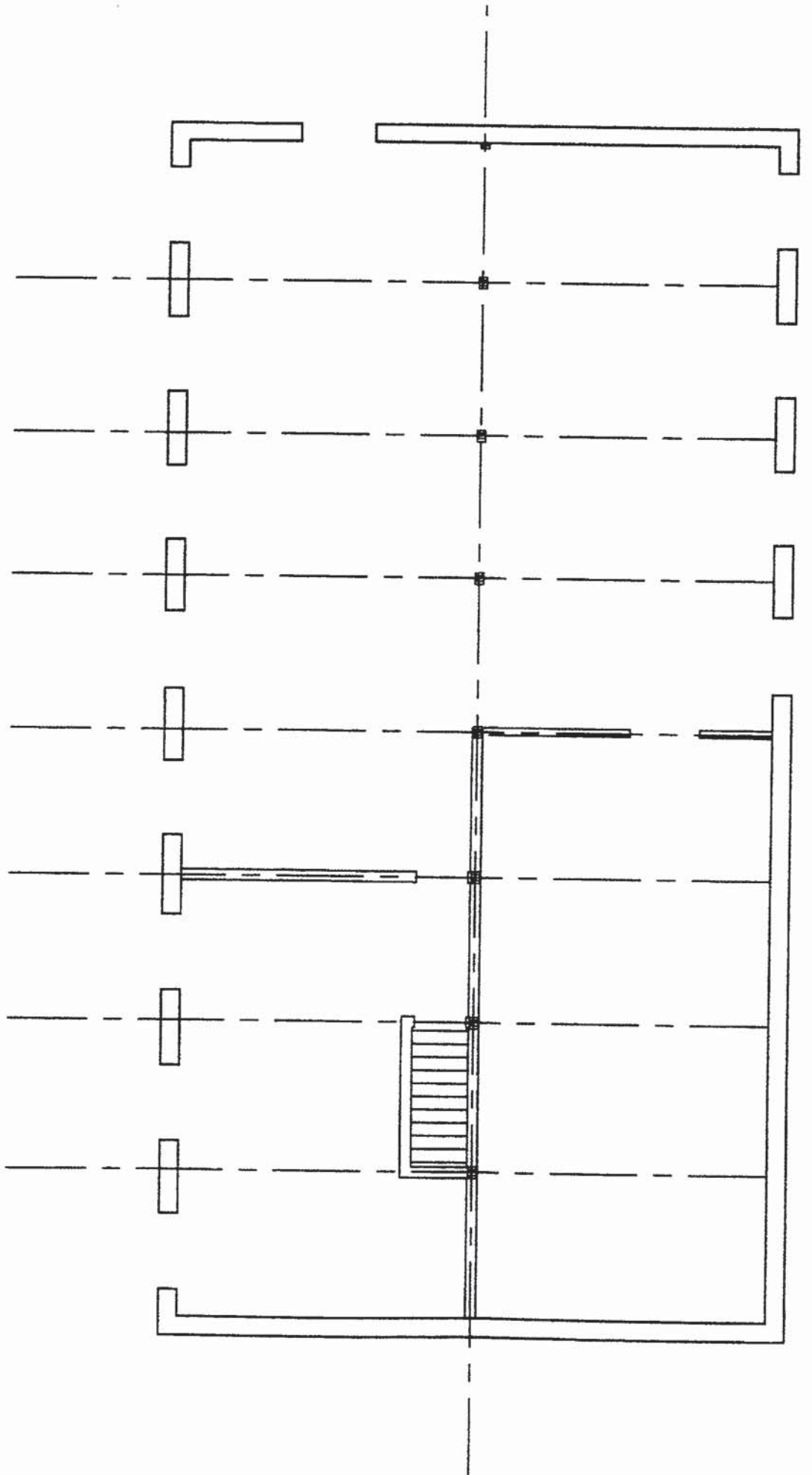
LOWER LEVEL

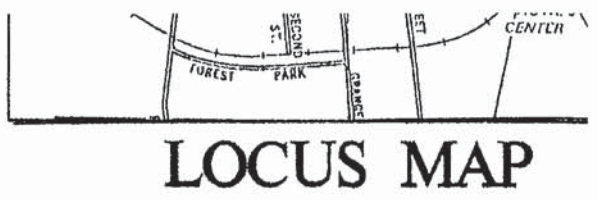
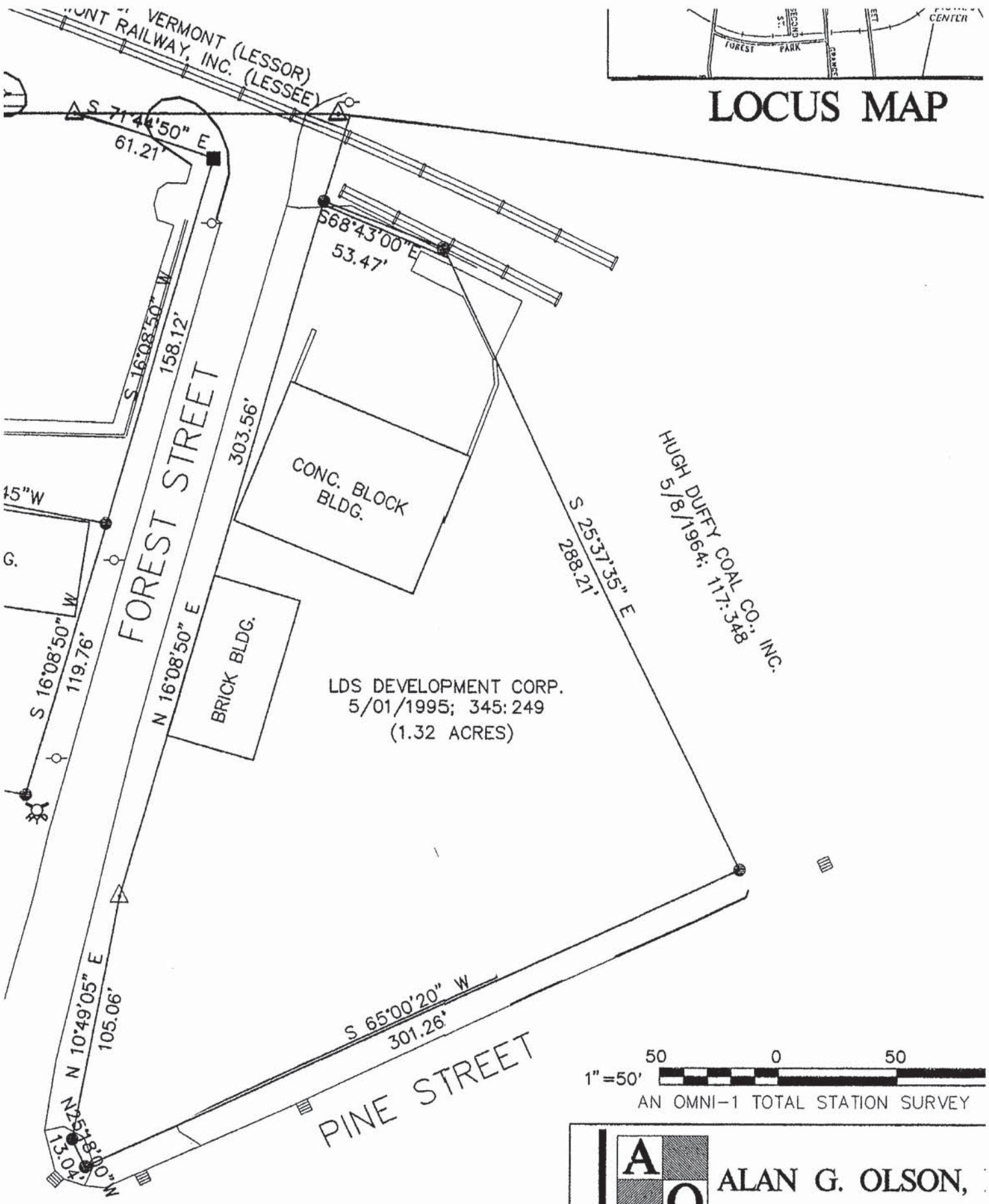


E
A1

1/8" = 1'-0"

UPPER LEVEL



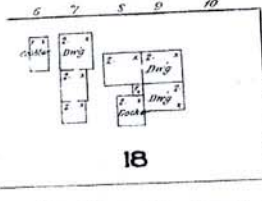
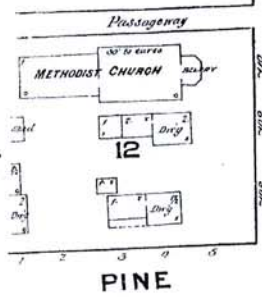
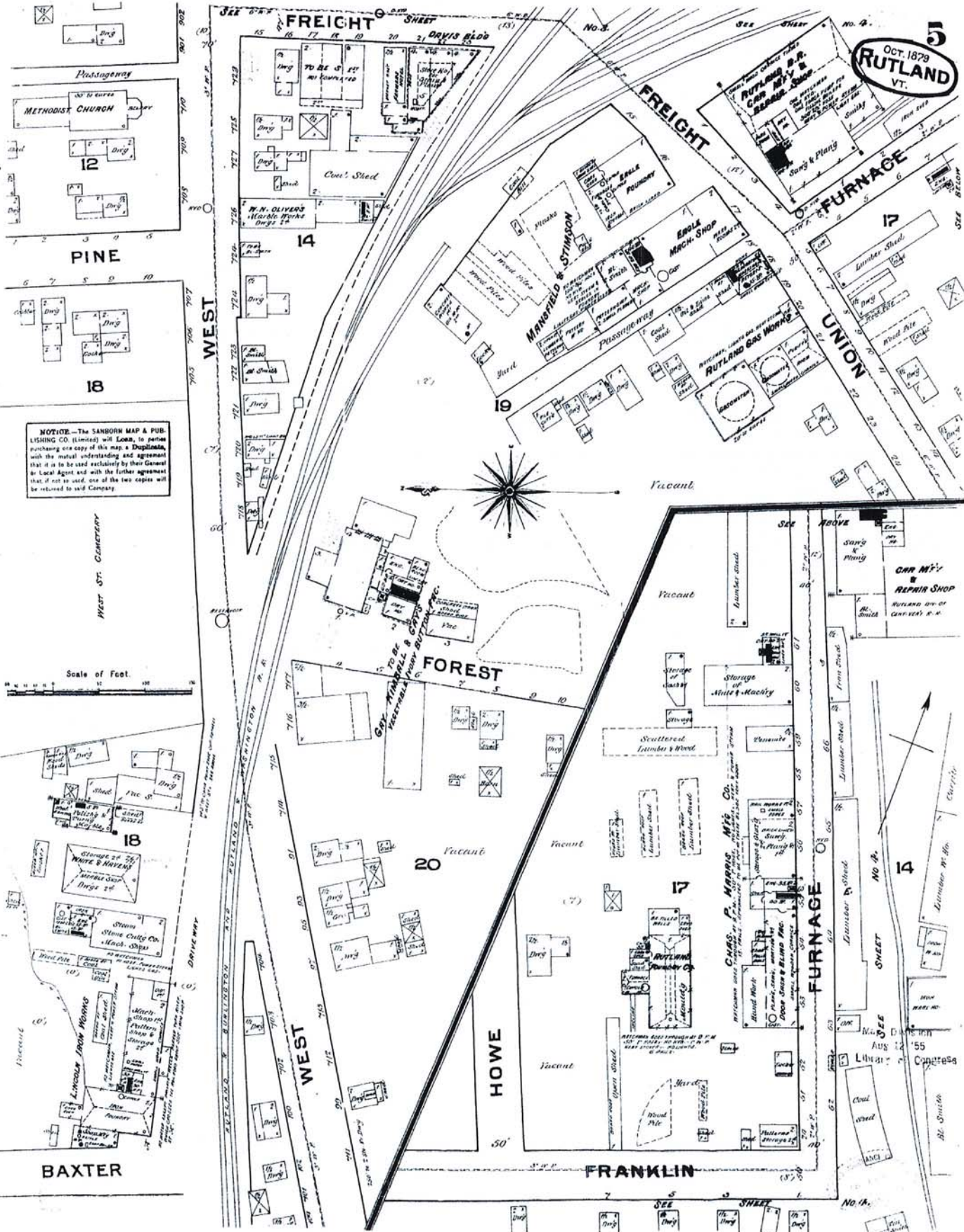


A O ALAN G. OLSON,

107 BELLEVUE AVENUE
RUTLAND, VERMONT

PHONE: 802
FAX: 802

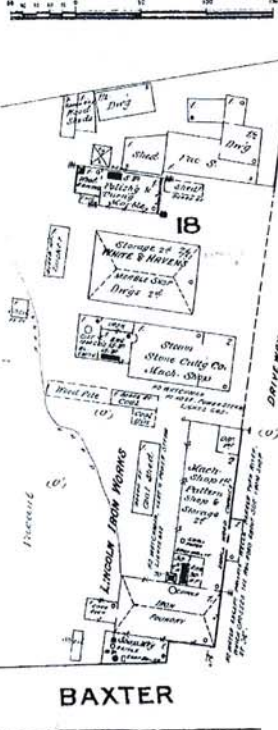
5
Oct. 1879
RUTLAND
VT.



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WEST ST. CEMETERY

Scale of Feet.



CAR M'Y & REPAIR SHOP
Rutland or of Central Vt.

SEE ABOVE

SEE

SEE

SEE

Rutland Manufacturing Company

RUTLAND, VERMONT

"LUMBER FROM THE LOG TO THE FINISHED PRODUCT"

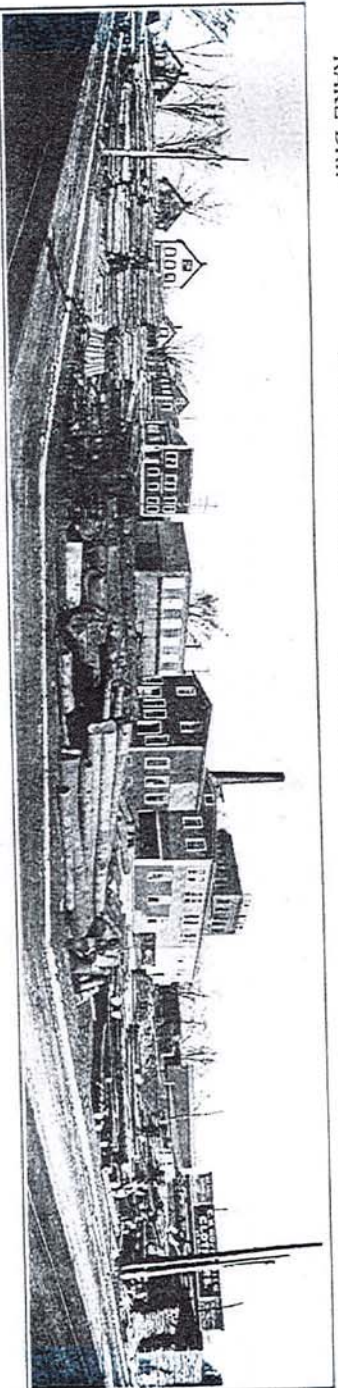
SLATE HOOKS
RIDGE ROLL
RAKE DRIP

ROOFING AND
BUILDING PAPER
NAILS AND BRADS

LADDERS
PAINTS
VARNISHES

STAINS
OILS
BRUSHES

SHELLACS
TURPENTINE



SPECIAL WOOD AND CABINET WORK

CASES, CABINETS, CHESTS, DESKS, TABLES, DOORS, BLINDS,
WINDOWS, COLONIAL COLUMNS, SPINDLES, RAIL, BALUSTERS,
ALL KINDS OF EXTERIOR AND INTERIOR TRIM, ETC.

CREAM VATS
CHEESE VATS
WASHING TANKS
MILK RECEIVING VATS
ALL METAL SINKS

WASHING OUTFITS
CREAM COOLERS
WEIGH CANS
CREAM EQUALIZERS
SANITARY MILK PAILS

STODDARD CREAMERIES
BOTTLE FILLERS
MOORE'S STRAINERS
MILK STRAINERS

COMBINED CHURN AND BUTTERWORKERS--Dairy and Creamery Sizes
STODDARD BARREL AND BOX CHURNS
SANITARY BUTTER TABLES
WATERS BUTTERWORKERS
HIGH AND LOW PRESSURE STERILIZER EQUIPMENTS
BUTTER SPADES, SPOONS, STRIKERS, PACKERS, PRINTS,
MOULDS, AND CUTTERS, RUBBER MOPS, ETC.
IDEAL DOG AND COAT POWERS



MANUFACTORY OF RUTLAND MANUFACTURING COMPANY