

# LENDER OWNED AUCTION

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**TUESDAY, JUNE 30 11:00 AM**

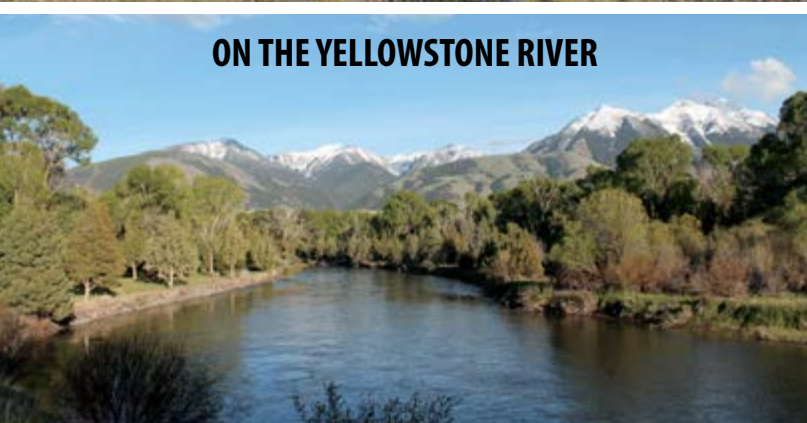
## **FORMER WOODWORKING FACILITY ALONG THE YELLOWSTONE RIVER & SUBDIVISION LOT IMPROVED WITH 3 CABINS LOCATED IN DOWNTOWN EMIGRANT**

**Like New 49,856 Sq. Ft. Manufacturing Facility with Office and  
Showroom Space on 2.341 Acres**

**Plus – Three 448± Sq. Ft. Rental Cabins on 1.01± Acres**



**ON THE YELLOWSTONE RIVER**



**3-RENTAL CABINS ON 1.01± ACRES**



**EMIGRANT, MONTANA 59027 USA**

**2-Auctions  
From One  
Location!**

**MAAS**  
companies inc

**AUCTION DIVISION  
507.285.1444  
Rochester, Minnesota**



# LENDER OWNED AUCTION

[www.maascompanies.com](http://www.maascompanies.com)

Two Great Properties Selling Separately!



**TUESDAY, JUNE 30 • 11 AM  
49,856 SQ. FT. MANUFACTURING  
BUILDING ON 2.341 ACRES**

**2896 Hwy. 89 South, Emigrant, Montana 59027**

**FORMER GOLDEN RATIO WOODWORKING FACILITY**

Located Just 2.5 Miles South of Emigrant • Situated on 2.341 Acres in Paradise Valley near Yellowstone National Park and Along the Banks of the Yellowstone River • Built in 1993 with Additions in 2000 & 2002 • Brand New Asphalt Roof • Electricity and Phone Shared Well & Septic System • Freight Elevator • Extensive HVAC with In-Floor Radiant Heat in Manufacturing Areas • Attic is Spray Foamed • Poured Concrete Basement Walls/Foundation/Floors in Manufacturing Areas.

The Building Consists of Three Floors with River Views to the South and Mountain Views to the North • Class "D" Building with: Office/Show Room, Banquet Area: Main Floor 6,248 Sq. Ft., Second Floor 3,784 Sq. Ft. • Manufacturing/Warehouse Areas: Main Floor 12,428 Sq. Ft., Second Floor 14,030 Sq. Ft., Basement 12,374 Sq. Ft. Concrete Floors in Manufacturing Areas • Mechanical Room: Above Second Floor Manufacturing Area 992 Sq. Ft.

Landscaped Grounds with Circular Driveway and Retaining Walls, Impressive Stone Exterior 2-Story Entrance with Vaulted Ceiling Entry • Telemarketing Workstations with Built In Desk Units • Training Areas • Managers Apartment with its Own Kitchenette, Bedrooms and Bathrooms • Large Display Room • Banquet Room • Kitchen Area Restrooms • 2-Story Wood Deck on Back of Property with Yellowstone River Views, 500' of River Frontage, Was Once One of the Largest Employer in the Area with 100+ workers, Would Be a Fantastic Location for an Outdoors Sporting Type Manufacturing Company • Great Visibility and Easy Access off of Hwy. 89 South Loading Docks at Each End of Building for Shipping and Receiving • Borrower Had Been Preparing to Convert the Property to 40+ Residential Condos on 3 Levels • Shared Water Well and Septic System Upgrades may be Required for Multiple User/Public/Residential/Commercial use.

**3 – 448 SQ. FT. RENTAL CABINS ON 1.01± ACRE SUBDIVISION LOT  
Overlook Road, Emigrant, Montana 59027**

The Subdivision Consists of a Retail Store, Mini Storage Units and a 4-Plex Which Have Already Been Sold • Lot 7A with 3-Cabins is the Last Lot to be Sold • Lot 7A fronts Overlook Road with Approximately 288± Feet of Frontage • The Total Lot Size is 43,914± Sq. Ft. • A Future Hotel/Motel was Planned for this Lot • The Tract Contains Two Water Wells, A wastewater System and Pump House that are Owned by the Subdivision Owner's Association that Manages these Shared Systems • Each Cabin is 448 Sq. Ft. and has Asphalt Shingles, Cedar Siding and a Covered Porch • Inside each is: 1 Bedroom, 1 Bath, Living Room and Kitchenette • There is Sufficient Land to Add More Cabins or a Hotel/Motel The Lot Has a Gravel Circular Access Driveway with Rustic Wood Fencing Cabins Rent for \$100/Night and are Currently Being Rented.

**BOTH PROPERTIES WILL BE AUCTIONED FROM THE FORMER GOLDEN RATIO PROPERTY.**



**LOCATION:** Emigrant is located in Park County, which is in southern Montana. It's on the Yellowstone River, about 30 miles north of Yellowstone National Park, and 20 miles south of Livingston. Movie Producers used Emigrant for the backdrop for much of "A River Runs Through It" and "The Horse Whisperer." Hiking Emigrant Peak, Biking, Hunting, Fishing and Snowmobiling, are the Big Draws to the Area.

**INSPECTIONS: Monday, June 8 10:00 AM – 5:00 PM Monday, June 29 10:00 AM – 5:00 PM Other Times By Appointment  
Tuesday, June 30 8:00 AM – 10:00 AM Cabins, 8:00 AM – 11:00 AM Manufacturing Facility**

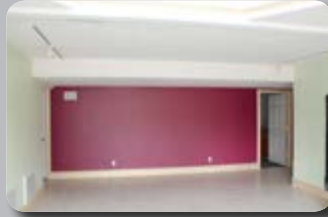
If Any of the Cabins are Rented During Inspections/Auction then an Interior Inspection will Not be Available. Please Do Not Disrupt Guests with Questions at Any Time.

TAKE VIRTUAL TOUR AT [MAASCOMPANIES.COM](http://MAASCOMPANIES.COM)  
SEE BIDDER KIT FOR COMPLETE TERMS AND DETAILS!



# Like New Facility On 2.341± Acres with 10,032 Sq.Ft. Office/Showroom and 39,824 Sq. Ft. Manufacturing/Warehouse

## 10,032± SQ. FT OFFICE/SHOWROOM INTERIOR



## 39,824± SQ. FT. MANUFACTURING/WAREHOUSE AREA



## BEAUTIFUL YELLOWSTONE RIVER & EMIGRANT PEAK VIEW



**REAL ESTATE TERMS:** 10% Buyer Premium. Persons must show \$20,000 Certified Deposit at time of registration to obtain a bidding number. \$20,000 Minimum Certified Deposit due on day of Sale, with a deposit equal to 20% due within 2 business days and balance due at closing on or before 30 days. The deposit money shall become Earnest Money and is non-refundable. Attorney Joel E. Guthals, Guthals, Hunnes & Reuss, P.C. is coordinating the closing. Real Estate is selling AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. Selling Subject to Owner Confirmation. See Bidder Kit for complete terms. In all transactions, Auctioneer is acting as an Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by Auction Company. Any announcement made at the auction takes precedence over any material published about this event.

**BROKER PARTICIPATION:** Broker Participation is welcome but not required. A 2% commission will be paid to the licensed broker who, 1 hour prior to the start of the auction, registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she hold an interest, is not entitled to a commission.

**MANNER OF SALE:** The Golden Ratio Property will be Sold First followed by the Subdivision Lot with the Rental Cabins. All Three Cabins will be Sold as a Package with the Subdivision Lot. If you are Unable to Attend the Auction and Wish to Bid, Please Contact the Auction Company for Remote Bidding Options. Please Keep in Mind the Rental Cabins are Currently Available for Rent and May Have Guests Staying During the Inspections and Auction.



**AUCTION DIVISION**  
**507.285.1444**  
Rochester, Minnesota



# Maas Companies Inc

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Diane Maas, President



## LENDER OWNED AUCTION

FORMER WOODWORKING  
FACILITY ALONG THE  
YELLOWSTONE RIVER  
& SUBDIVISION LOT  
IMPROVED WITH 3 CABINS

[www.maascompanies.com](http://www.maascompanies.com)

TUESDAY, JUNE 30

AT 11:00 AM

2896 Hwy 89 S

Emigrant, MT 59027

Both Properties will be Auctioned

From the Former Golden Ratio Property.



*On The  
Yellowstone River!  
And Only 30 Miles  
To Yellowstone  
National Park!*

## LENDER OWNED AUCTION



3 – 448 SQ. FT. RENTAL CABINS ON 1.01± ACRE COMMERCIAL SUBDIVISION LOT



EACH CABIN CURRENTLY RENTS FOR \$100/NIGHT WITH A 3 NIGHT MINIMUM



ALL CABINS ARE FULLY FURNISHED INSIDE AND HAVE GAS GRILLS OUTSIDE

