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Diane Maas, President, Maas Companies Inc.
Principal Auctioneer Tyler Maas #55-145.



LENDER OWNED AUCTIONS

FORMER A&W RESTAURANT
4.57± ACRES RESIDENTIAL/COMMERCIAL LAND
3.81± ACRES RESIDENTIAL DEV. LAND
0.51± ACRES URBAN/RESIDENTIAL LAND

2.56± ACRES URBAN/AG DEV. LAND
Not Bank Owned

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BANK OWNED PROPERTIES MUST SELL!

**TUESDAY, MAY 7TH
SEALED BID DEADLINE 4:00 PM**

**Properties Located in:
Pine Island and Dodge Center, MN**

LENDER OWNED AUCTIONS



PROPERTY 5- 2,384 SQ. FT. FORMER A&W RESTAURANT ON .45± ACRES



BROKER PARTICIPATION: Broker Participation is welcome but not required. A 2% commission will be paid to the licensed broker who, at the time of registration, 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 holds an interest, is not entitled to a commission.

MANNER OF SALE: Sealed bids will be accepted by Maas Companies until **Tuesday, May 7 at 4 PM CDT**. Sealed Bid offers must be received by the deadline and be accompanied by a non-refundable deposit of \$5,000 (check or wire) along with a fully completed and notarized Bidder Kit. Bids must be delivered by traceable courier to **Maas Companies Inc at 6923 10 Avenue SW, Rochester MN 55902**. Deposit monies are payable to AMERICAN EQUITY BANK and will be held in escrow as such. Wire transfers are acceptable. Attorney Matthew Schneider with Hinshaw & Culbertson LLP is coordinating the closing. All American Title is the escrow agent. All bids are subject to Seller's acceptance on or before **Wednesday, May 8 at 4 PM CDT**. Bidders will be notified of the Seller's decision in writing via email and/or phone. At this time, the Seller, in its sole discretion, may either declare one of the bidder(s) the winner and the auction process ended or in the event of a tie, the Seller may invite the high bidders to participate in a limited live auction. Should the auction process continue to a limited live auction, the event will be held on **Friday, May 10 at 11 AM CDT**. Buyers will be able to participate via phone. Buyers are strongly encouraged to submit their highest and best bids by May 7. The Sealed Bid Auction process is binding and offers are non-revocable, buyers should request and thoroughly review all documents prior to submitting a sealed bid offer. To obtain a Bidder's Kit, please contact the auction company at 507-285-1444.

LENDER OWNED REAL ESTATE AUCTIONS

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TUESDAY, MAY 7TH SEALED BID DEADLINE 4:00 PM 18 BANK OWNED PARCELS AND 1 FAMILY OWNED ADJACENT LAND PARCEL Properties Located in Pine Island and Dodge Center, MN



PROPERTY 1



PROPERTY 2



PROPERTY 3



PROPERTY 4



PROPERTY 4



PROPERTY 1 – 708 3RD STREET SE DODGE CENTER, MN 55927 • 4.57± ACRES OF DEVELOPMENT LAND

• 15 Lots Platted from the 700 - 900 blocks of 2nd & 3rd Streets SE. • Currently Zoned Residential & Commercial- City Water and Sewer Available • Parcel Numbers: 22.277.1002, 22.277.1003, 22.277.1004, 22.277.1005, 22.277.1006, 22.277.1007, 22.277.1008, 22.277.1009, 22.277.1010, 22.277.1011, 22.277.2001, 22.277.2002, 22.277.2003, 22.277.2004, 22.277.3001-County: Dodge Center / SD2125-Subdivision: Hoaglund-Sec-Twp-Rng: 34-107-017- Subdivision: Hoaglund Third -Sq.Ft.: 199,063; Acres: 4.570 - Property Taxes: \$1,772

PROPERTY 2 – 709 3RD STREET SE DODGE CENTER, MN 55927 • 3.81± ACRES OF DEVELOPMENT LAND

• Currently Zoned Residential (RES NH4B) • Conveniently Located on the East end of Dodge Center at the NW Corner of the County 25 & Highway 14 Interchange. City Water and Sewer have been Installed Under the Platted Expansion of 3rd Street to Airport Drive South. The Road/Curb/Gutter has not been Installed. The City is Very Motivated to Work with a New Owner to get this Tract Developed and to Complete the 3rd Street Expansion. • Parcel Number: 22.034.7100-County: Dodge Center / SD2125- Subdivision: Chicos/Hoaglund Addition Sec-Twp-Rng: 34-107-017- Lot Sq. Ft: 165,964; Acres: 3.81 - Property Taxes: \$258.00

PROPERTY 3 – 500 7TH AVE SE DODGE CENTER, MN 55927 • 2.56± ACRES OF DEVELOPMENT LAND

• Currently Zoned Urban / Ag Land / Ag - Productive 2A, AL1, S1 • The Land is Currently Rented for \$275/Acre. The 2.56 Acre Tract is Not Bank Owned and is Being Offered at the Same Time as an Adjacent 3.81 Acre Bank Owned Tract. Both Sellers are Motivated and Feel that the Combined 6.37 Acre Site Will Be Very Appealing to Developers. Parcel Number: 22.034.7200-County: Dodge Center / SD2125- Subdivision: None- Sec-Twp-Rng: 34-107-017- Lot Sq. Ft: 111,513.69; Acres 2.560 • Property Taxes: \$254.00

PROPERTY 4 – 505 3RD AVE NW DODGE CENTER, MN 55927 • .514 ACRE CORNER LOT

• Currently Zoned Urban / Residential / Res 1-3 Units • The lot previously was home to a single family residence that has since been removed. Should be an easy switch to Commercial Zoning as the neighboring properties along Highway Street are Commercial. The high traffic corner lot has access off of 3rd Ave and Highway Street. A new Casey's Convenience Store sits on the adjoining corner to the East, along with a Subway on the opposite South East corner. Parcel Number: 22.126.0010- County: Dodge Center / SD2125-Subdivision: Bakers Addition- Sec-Twp-Rng: 22126- Lot Sq. Ft: 22,377; Acres: .514 - Property Taxes: \$1,254.00

PROPERTY 5 – 703 NORTH MAIN STREET PINE ISLAND, MN 55963 • FORMER A & W FAST FOOD RESTAURANT

• Built in 1996 with Drive-Thru and Visibility from HWY 52 • 2,384 Sq. Ft. Building on .45± Acres (23,986 Sq. Ft.), Double Pane Windows, Ceramic Floors, 1-600 AMP 3-Phase, 2-200AMP, 1-100 AMP Electrical Panels, Roof Mounted Heat/Air Conditioning Forced Air System, Walk In Cooler, Vent Hoods w/Fire Protection, Security System, 22 Parking Spaces in the Asphalt Parking Lot. Great High Traffic Location on North Main Street. City Water & Sewer • Zoned C-2, Highway Commercial. Parcel Number: 68.400.0011- County: Goodhue /SD255-Subdivision: Hills C Addition Lots 1-3- Plat: 68400- Lot Sq. Ft. 23,986; Acres: .45 - Property Taxes: \$9,752.00



PROPERTY 1



PROPERTY 2



PROPERTY 3



PROPERTY 4



PROPERTY 4



INSPECTIONS: Bidders are Encouraged to View the Properties at their Convenience.

Staff will be On-Site at Property 5 During the Following Times:

Monday, April 22 Noon – 2 PM • Monday, May 6 Noon – 2 PM • Other times by Appointment

BROKERS WELCOME!
2% Broker Participation

MAAS
companies inc

AUCTION DIVISION
507.285.1444
Rochester, Minnesota

TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM • REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!