

# LENDER OWNED AUCTION

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

TUESDAY, JULY 11 • SEALED BID DEADLINE 4:00 PM CT

**183,296 SQ. FT. HYDROPONIC COMMERCIAL  
GREENHOUSE/NURSERY FACILITY ON 31.90± LEASED  
ACRES OF LAND WITH ALL SUPPORT EQUIPMENT!  
FORMER CLEARWATER ORGANIC FARMS ILLINOIS, LLC.**



**Save 93.25%  
On Your  
Heating Bill!**



163,296 SQ. FT. OF GUTTER CONNECTED GREENHOUSE SPACE - 18 BAYS  
TOTAL WITH RADIANT HEAT, HAF FANS, ARGUS CONTROL SYSTEM



20,000 SQ. FT. HEAD HOUSE WITH OFFICES, SEEDING/GERMINATION,  
HARVEST/PACKAGING ROOMS/COLD STORAGE

TAYLORVILLE, ILLINOIS 62568 USA

**MAAS**  
companies inc

AUCTION DIVISION  
**507.285.1444**  
Rochester, Minnesota

# LENDER OWNED AUCTION

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



**TUESDAY, JULY 11**  
**SEALED BID DEADLINE 4:00 PM**  
**1481 North 930 East Road, Taylorville, Illinois 62568**

**183,296 SQ. FT. HYDROPONIC  
COMMERCIAL GREENHOUSE/NURSERY  
FACILITY ON 31.90± LEASED ACRES OF  
LAND WITH ALL SUPPORT EQUIPMENT!  
FORMER CLEARWATER ORGANIC FARMS ILLINOIS, LLC.**  
*Selling in Tracts or as an Entirety*

**SUMMARY:** The former Clearwater Organic Farms Illinois, LLC. facility is located on land leased from Waste Management of Illinois. The facility uses excess steam generated and purchased from the neighboring facility. The waste heat is then used to heat the greenhouse and head house. The offices and cooler room are cooled by an electric heat pump system. The buildings were built in 2007 and upgraded in 2018 to use controlled environment agriculture (CEA) along with floating raft, deep water pond technology. Lighting, greenhouse automation, nutrient/fertilizer, foggers, seeding/harvesting systems were also updated in 2018. A 200KW standby generator assures continuous power to the site. The facility previously grew baby leafy greens year-round and sold to retail stores within a 400 mile radius (one-day shipping time). The 400 mile radius has a population base of approximately 40 million people. The facility shut down in March of 2021 and must be SOLD!

**TRACT 1:** 183,296 SQ. FT. HYDROPONIC COMMERCIAL GREENHOUSE/NURSERY FACILITY ON 31.90± LEASED ACRES OF LAND WITH SUPPORT EQUIPMENT: Lots 1-9, 30-128

**TRACT 2:** 2018 DA ROS SEEDING LINE: Lot 10

**TRACT 3:** 2015 ROOPAK/DA ROS HARVESTING LINE: Lot 11

**TRACT 4:** DA ROS TRAY WASH AND DRYING LINE WITH TANKS: Lot 12

**TRACT 5:** PACKAGING ROOM EQUIPMENT PACKAGE: Lots 13-27

**TRACT 6:** 2018 OHLSON PACKAGING: MULTIHEAD WEIGHER/FORM FILL/SEAL: Lot 28

**TRACT 7:** ENTIRETY PURCHASE OF TRACTS 1-6: Lots 1-128

**The Tracts Will Sell Whichever Way Brings the Highest Dollar.**

**2% BROKER PARTICIPATION ON TRACTS 1/7\***



**SEE EQUIPMENT CATALOG FOR COMPLETE LISTING!**

**INSPECTIONS:** Thursday, June 1st • 9:00 am - 3:00 pm  
Thursday, June 29th • 9:00 am - 3:00 pm  
**OTHER TIMES BY APPOINTMENT • 507-285-1444**

 **Matterport™ 360 Virtual Tour Available 24/7**



**TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM**  
**REQUEST BIDDERS KIT FOR LEASE AND HEAT PURCHASE AGREEMENT**

# TUESDAY, JULY 11 • SEALED BID DEADLINE 4:00 PM CT

## 8 OFFICES- CONFERENCE ROOM, COMPUTER ROOM, MANAGERS OFFICE, SUPPORT OFFICE



## ENTRANCE TO HEAD HOUSE FROM 163,296 SQ. FT. GREENHOUSE, FERTILIZER/NUTRIENT MIX TANKS



## TAVA FLOATING TRAY CONVEYOR, 18 TOTAL BAYS- 8 BAYS STEEL FRAME WITH POLY COVERING



## 10 BAYS STEEL FRAME OPEN ROOF HOUSES WITH POLY SIDING AND GLASS ROOFS, ARGUS CONTROL SYSTEM



## 2018 OHLSON PACKAGING SYSTEM: MULTIHEAD WEIGHER/AUTOMATIC FORM FILL/SEAL MACHINE PURCHASED FOR \$439,048



# 163,296 SQ. FT. GREENHOUSE WITH RADIANT HEAT- YEAR ROUND GROW SEASON!

### TERMS OF SALE

**LAND LEASE:** The Facility is located on 31.90± Leased Acres. The 16 year ground lease began November 1, 2011 and terminates on the last day of January 2028, with six 5 year extensions. The current monthly lease payment is: \$2,724.57, Taxes are approximately \$24,000/year. NNN. See Lease for full details.

**HEAT PURCHASE AGREEMENT:** 6.75% of preceding year average cost per therm determined by the Ameren CIPS and published by the Citizens Utility Board, approx. \$1,400/month. See Heat Purchase Agreement for full details.

**MANNER OF SALE/TERMS:** 10% Buyer's Premium Fee. Sealed Bid Offers must be received by Tuesday, July 11 at 4 pm CT with a completed Sealed Bid Form. In addition, Tracts 1 & 7 must be accompanied by a \$20,000 earnest money deposit and Tracts 2-6 must be accompanied by a \$5,000 earnest money deposit (cashier's check or wire). Bids must be sent via a traceable courier to Maas Companies Inc at 6923 10 Ave SW, Rochester, MN 55902 or emailed to: maas@maascompanies.com. Sealed Bids are binding and non-revocable. All bids subject to Seller acceptance on or before Wednesday, July 12. Upon acceptance of bid an additional (earnest money) deposit is due for Tracts 1 & 7 within 48 hours bringing the total monies in escrow to 20% of the purchase price. Balance due at closing within 30 days. Tracts 2-6 remaining funds due and payable immediately upon acceptance of bid by seller via cash, wire transfer (posting within 24 hours) or certified check. Deposit monies are earnest monies and non-refundable. Deposits of non-winning bidders will be returned immediately following the auction. No equipment can be removed from the site without full payment. Sales tax may apply. Buyers with exemption status must document this AT OR BEFORE REGISTRATION. Removal, packaging, and transportation costs are the responsibility of buyer. All sales are final. Everything is sold AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED. Subject to Prior Sale. In all transactions, Auctioneer is acting as an Agent for the Seller. Buyers are urged to inspect items prior to purchase. Seller and Auctioneer are not responsible for items. All information received from reliable sources believed to be correct, but not guaranteed by the Auction Company. Any announcement made during the auction process takes precedence over any material published about this event. In the event of a dispute, Auctioneer has final decision. Attorney Dennis Merkle with Howard and Howard will oversee the closing. \*Broker Participation-see website/Bidders Kit.

**EQUIPMENT REMOVAL INSURANCE REQUIREMENT:** Due to the potential for damage caused by buyers during removal, all buyers/rigging companies will be required to have \$2,000,000 of liability insurance with Waste Management of Illinois Inc. and Fortress Bank listed as additional insureds. Proof of insurance must be provided prior to arriving to the site for removal/dismanting. Buyers must make removal appointments within 48 hours of the auction. Buyers will have 21 days from end of auction to remove items; after this date, all remaining items are subject to forfeiture.



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



P.O. Box 7127, Rochester, MN 55903-7127 USA  
 Phone: 507.285.1444 Fax: 507.285.0034  
 ©2023 Maas Companies Inc #444.000289  
 Diane Maas, President, Maas Companies Inc  
 www.maascompanies.com



**183,296 SQ. FT.  
 HYDROPONIC COMMERCIAL  
 GREENHOUSE/NURSERY  
 FACILITY ON 31.90± LEASED  
 ACRES OF LAND  
 WITH ALL SUPPORT EQUIPMENT!**

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



**SEALED BID DEADLINE  
 TUESDAY, JULY 11 – 4:00 PM CT  
 FORMER CLEARWATER ORGANIC FARMS ILLINOIS, LLC.  
 1481 North 930 East Road  
 Taylorville, Illinois 62568**

**BROKERS  
 WELCOME  
 2% Broker  
 Participation\***

**FORMER CLEARWATER ORGANIC FARMS ILLINOIS, LLC**

# LENDER OWNED AUCTION

**TRACT 2: 2018 DA ROS SEEDING LINE: LOT 10**



**TRACT 3: 2015 ROOPAK/DA ROS HARVESTING LINE: LOT 11 / TRACT 4: DA ROS TRAY WASH AND DRYING LINE WITH TANKS: LOT 12**



**TRACT 5: PACKAGING ROOM EQUIPMENT PACKAGE: LOTS 13-27**

