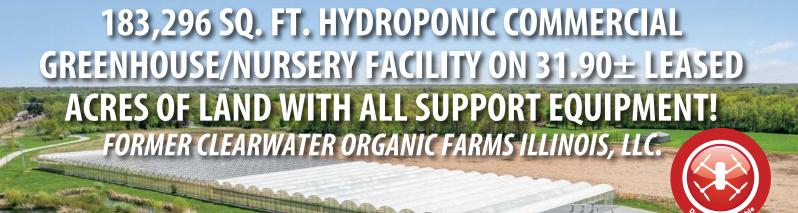
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TUESDAY, JULY 11 • SEALED BID 4:00 PM CT



Save 93.25% On Your Heating Bill!





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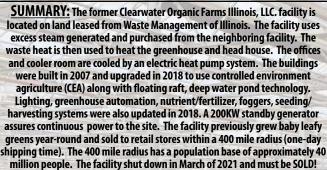
## ALENDER OWNED www.maascompanies.com



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





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.





















#### **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 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 \$5,000 earnest money deposit and Tracts 2-6 must be accompanied by a \$5,000 earnest money deposit (ashier's check or wire). Bids must be sent via a traceable courier to Maas Companies Inc at 6923 10 Ave SW, Rochester, MM 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, write transfer (posting within 24 hours) or certified heck. 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 payment. Sales tax may apply, Buyers with exempts document this TO R 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 in Oscionary and a payable for the seller. Buyers with exempted 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 de

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/disassembly. 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
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Diane Maas, President, Maas Companies Inc
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183,296 SQ. FT.
HYDROPONIC COMMERCIAL
GREENHOUSE/NURSERY
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WITH ALL SUPPORT EQUIPMENT!



### LENDER OWNED AUCTION



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







