Moorhead, MN **4.98±** acres

Multi-State Bank Owned Grain Elevator Facilities

## AUCTI

OPENS: MONDAY, MAY 16 8 CLOSES: TUESDAY, MAY 24 at 10AM 8



For a detailed Buyer's Prospectus with complete terms and conditions, contact Steffes Group 320.693.9371. For specific location questions, contact Max Steffes or Martin Peterson 701.237.9173

TERMS: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing within 45 days. This is a 5% buyer's premium auction. Ashley Huhn MN47-002, Max Steffes MN14-031, Scott Steffes MN14-51

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

#### All announcements on auction day take precedence over previously advertised information.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



## SPECIFIC TERMS FOR ONLINE ONLY AUCTION

Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

The sale of this property IS NOT contingent on the bidder securing financing.

The auction begins on Monday, May 16 and will end at 10AM Tuesday, May 24. All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

All bidders must register their name, address and telephone number in order for your bidding number to be approved.

The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.

The contract signing will take place at Steffes Group, 24400 MN Hwy 22 S, Litchfield, MN 55355

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made to DocuSign, email or fax a copy of the contract for signature. The buyer would fax the signed copy back to 320-693-9373 or send a scanned copy by email.

#### **CLOSING & BALANCE**

Balance of the purchase price must be paid in full at closing on or before: Friday, July 8, 2022

Closing will take place at a professional closing company agreeable to both buyer and seller.

 Seller will provide up-to-date abstract(s) or owner's policy at their expense and will convey property by a Warranty Deed.

- 2022 Taxes: Prorated to close
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.
- THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.

## PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

#### **SUCCESSFUL BIDDER**

The successful bidder of the property shall be determined by competitive bidding.

Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

#### **SELLER'S PERFORMANCE**

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or

guarantees as to the Seller's performance.

#### **AGENCY DISCLOSURE**

Steffes Group, Inc. is representing the Seller.

#### POSSESSION

Possession will be at closing subject to the existing lease on warehouse portion of this facility. Warehouse is leased month to month through 9/30/22 for \$3,500/mo with a 90 day written notice of termination or 30 days with \$3,500 charge to landlord

#### MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

#### **ENVIRONMENTAL DISCLAIMER**

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

#### **EASEMENTS AND SURVEY**

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

#### **BIDDING PROCEDURE**

As a buyer you have two objectives to accomplish:

- 1. Purchasing the property.
- 2. Purchasing the property at a price you can afford.

#### **HOW IS THIS ACCOMPLISHED?**

- Estimate comparative value.
- Experienced buyers always decide what to pay before the bidding begins.
- Inspect the property carefully.
- 4. Compare with other properties available in the area.
- Check the selling price of previously sold properties.
- 6. Discuss your buying plans with a lender. Have your financing

arrangements made in advance.

7. This sale is not subject to financing.

## AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

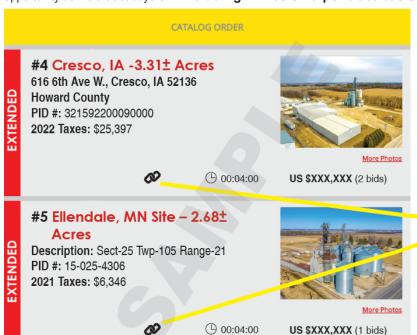
#### THE BIDDING STRATEGY

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

## Timed Online Multi-Tract Bidding Process tract until there has been no bidding activity on any of the tracts for a period of 4 minutes. This

Please note the bidding will not close on any any of the tracts for a period of 4 minutes. This

is accomplished through the bid extension and lot linking features of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes on any of the tracts. Our goal is to realize the highest return to the seller, and satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract buyers. All bidding will be on a per tract basis. We will not have "per acre" bidding.



## This is an AUCTION! To the Highest Bidder.

The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE MULTI-TRACT BIDDING PLATFORM AND DOES NOT REPRESENT THIS **AUCTION SALE!** 



Lots with this symbol are linked together throughout the entire auction and will close together.

# Multi-State Bank Owned Grain Elevator Facilities

US \$XXX,XXX (1 bids)

**AUCTIONEER'S NOTE:** Opportunity to purchase former grain facility assets of Pipeline Foods. Elevators are in IA, MN and ND. An individual buyers prospectus will be available for each elevator facility.





Bowbells, ND Site - 157.48± Acres

Location: 7029 99th St. NW. Bowbells, ND 58721

- Minnesota Township
- PID #: 03950000

#### Tract 3



Hope, MN Site - 24.73± Acres

Location: 3824 93rd Street SW. Hope, MN 56046

- Steele County
- PID #: 05-030-4102. 05-030-4001, 05-019-3205, & 05-030-4106

#### Tract 4



Cresco, IA Site -3.31± Acres

Location: 616 6th Ave W.,

Cresco, IA 52136

- Howard County
- PID #: 321592200090000

#### Tract 5



Ellendale, MN Site - 2.68± Acres

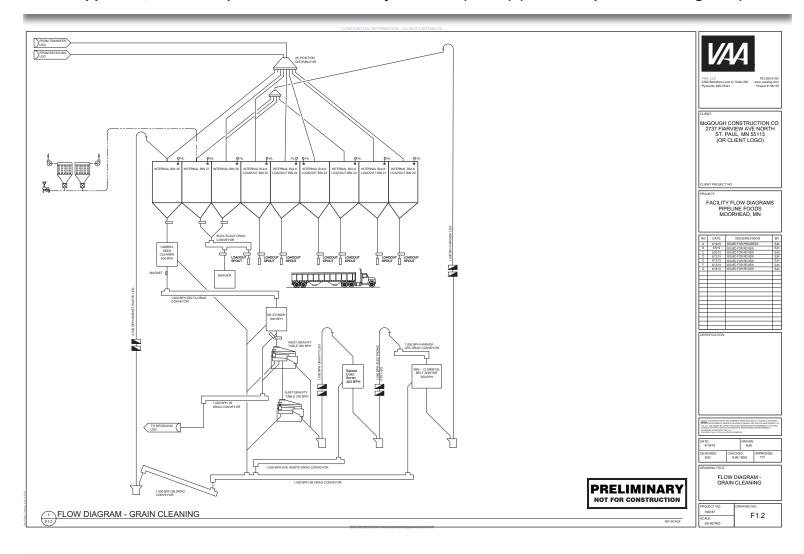
Location: 100 5th Ave E. Ellendale, MN 56026

- Steele County
- PID #: 15-025-4306

#### Tract 2 - Moorhead, MN Site - 4.98± Acres

City of Moorhead / Clay County / PID #: 58-417-0100 / Description: Lot 1 & 2 MCCARAS 1st Add Section 23-139-48 / 2021 Taxes: \$28,378 / Initial Construction Date: 1985

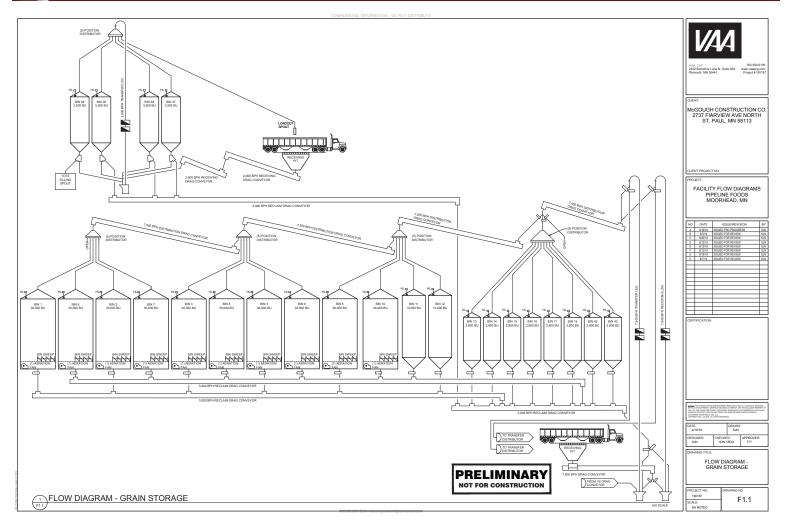
Approx. 1,758'± rail spur off Otter Tail Valley Railroad (OTVR) (Concrete pad for loading cars)







Moorhead, MN





#### **TOTAL STORAGE:**

- 387,548 ± Steel Bin and Hopper Capacity
- 363,000 ± Steel Bin and Hopper Licensed Capacity
- 24,548 ± Steel Bin and Hopper Unlicensed Capacity

## 363,000 ± Steel Bin and Hopper Bin Storage – Licensed Capacity:

- (10) Bins w/30,800 ± Bu. capacity, 44" aeriation floor w/
- 7 1/2 HP Fans, bin sweeps
- (2) GSI Hopper bins w/9,926 ± Bu. capacity, 5 HP fans
- (8) Friesen Hopper bins w/2,959 ± Bu. capacity
- (9) Internal bulk loadout bins w/1,272 ± Bu. capacity
- (1) Screening bin w/1,674 ± Bu.
  - 3,000 bph reclaim drag conveyor

## 24,548 ± Steel Bin and Hopper Bin Storage – Unlicensed Capacity:

- (1) Hopper bin w/4,030 ± Bu. capacity
- (1) Hopper Bin w/600 ± Bu. capacity
- (2) Friesen Hopper bins w/2,959 ± Bu. capacity
- (4) Friesen Hopper bins w/3,500 ± Bu. capacity
  - 2,000 bph reclaim drag conveyor

#### **RECEIVING & SHIPPPING CAPABILITIES:**

#### In-Bound/Out-bound Truck Scale

- 10' x 90' x 60-ton capacity scale
- JaHam Truck Probe Sampling System

#### Truck

#### Receiving – Licensed Storage

- 7,500 bph drag conveyor to 7,500 bph receiving leg and
- 7,500 bph transfer leg to 7,500 bph distribution conveyor
- Receiving Unlicensed Storage
- 2,000 bph receiving drag conveyor to 2,000 bph receiving conveyor to 2,000 bph transfer leg to position distributor
- Office: 44' x44' 2-story, steel frame, (7) offices, breakroom, 15' x 24' conference room, (2) bathrooms, 12' x 28' scale room, 11' x 15' electrical control room, utility & storage rooms.
- Warehouse: 80' x 100' west end, 54' x 64' east end 18' side walls, 11,456 sq. ft. of total storage, clear-span steel frame, concrete floors, insulated, 12' x 28' x 10' tote loading platform w/54' 1,000 bph Rapat tote filing conveyor, 10' x 44' loading ramp, 10' x 12' air compressor room.

- Mill: 54' x 36' x 24' room
  - Cimbra Delta 600 bph screener w/1,000 bph delta drag conveyor
  - McCormick 600 bph destoner w/1,000 bph drag conveyor
  - (2) 2,000 bph Oliver 248 gravity tables w/1,000 bph drag conveyor & 1,000 bph gravity leg
  - Harada 300 bph separator w/1,000 bph drag conveyor & 1,000 bph harada leg
  - 12' x 13' color sorter room w/1,000 bph eye waste drag conveyor & 1,000 bph electronic eye leg

Satake Evolution color sorter

- Bagging room

Fischbein sewing machine

9' x 9' quality control room

Drag conveyors empty to 2,500 bph market waste (loadout) leg

 Maintenance Addition: 24' x 17' x 17' on south side of warehouse

#### **Additional Equipment:**

- Magnet below seed cleaner
- Construction Date: 1985 (initial)
- Taxes (2021): \$28,378.00





Drone Photography Moorhead, MN





Drone Photography Moorhead, MN







LORI J. JOHNSON
CLAY COUNTY AUDITOR-TREASURER
3510 12TH AVE SOUTH
P.O. BOX 280
MOORHEAD, MN 56561-0280
218-299-5011
www.claycountymn.gov

Bill#: 758901

Owner Name: PF MOORHEAD MN LLC

Property ID Number: 58.417.0100

Taxpayer: PF MOORHEAD MN LLC 1921 PREMIER DR MANKATO MN 56001-5901

#### ՈվՈւկիսի փոխիլով || Մայրահրաանի || լուկիայի կիլիակի || լուկիայի |

## REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

#### Property Description:

Acres: 4.98

MCCARAS 1ST ADD Lot 001 Block 003

#### Property Address:

4111 30TH AVE S MOORHEAD, MN 56560

#### Line 13 Special Assessment Detail:

581067-2022	1,866.3
581090-2022	1,551.5
580837-2022	907.7
580789-2022	904.4
SW-2022	300.0
580836-2022	149.0

Principal: 4,342.41 Interest: 1,336.68

Please mail payment or pay online

	2022 Propert	y Tax Stat	ement			
	VALUES AND CLASSIFICATION					
	Taxes Payable Year:	2021	2022			
	Estimated Market Value:	1,402,700.00	1,453,000.00			
Step	Improvements Excluded:					
4	Homestead Exclusion:	0.00	0.00			
ı .	Taxable Market Value:	1,402,700.00	1,453,000.00			
	New Improvements/					
	Expired Exclusions:					
	Property Classification:	Comm/Ind	Comm/Ind			
Step	PROPOSED TAX					
2	\$23,248.00					
	PROPERTY TAX STATEMENT					
Step	First half taxes due:	5/16/2022	14,464.00			
3	Second half taxes due:	10/17/2022	14,464.00			
	Total Taxes Due in 2022:		28,928.00			

Ta	x Deta	ail for Your Property:				
1	Taxes	Payable Year:			2021	2022
	1.	Use this amount on Form M1PR to			П	0.00
	2.	File by August 15. If this box is chec Use these amounts on Form M1PR			0.00	
20	3.	Property taxes before credits			49,585.60	51,559.25
Tax and Credits	4.	Credits that reduce property taxes	A. Agricultural ma     B. Other Credits	rket value credits	0.00 27,143.01	0.00 28,310.34
డిద	5.	Property taxes after credits	D. Outor Orcalis		22,442.59	23,248.91
	6.	County Clay			3,888.33	4,192.20
	7.	City or Town CITY OF MOORHE	AD		3,390.44	3,746.28
	8.	State General Tax School District SCHOOL DISTRICT	r 152		9,283.76	9,729.08
	0.	CONTROL CONTROL DIGITAL	A. School District	Other	3.265.99	2.824.47
			B. School District		2,367.06	2,494.30
Property Tax by Jurisdiction	10.	Special Taxing Districts	A. Special Taxing	Districts	247.01	262.58
ictia			B. TIF		0.00	0.00
urisc			C. D.			
F			-			
	11	Non-school voter approved reference	la laviaa		0.00	0.00
		Total property tax before special as:			22,442.59	23,248.91
	13.	Special assessments Princi	pal: 4,342.41	Interest 1,336.68	5,935.41	5,679.09
	14.	YOUR TOTAL PROPERTY TAX A	ND SPECIAL ASSE	ESSMENTS	28,378.00	28,928.00





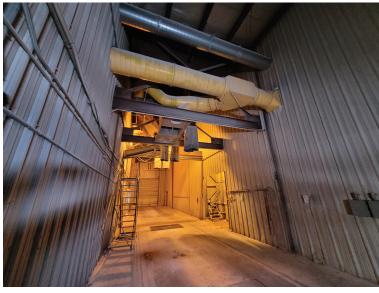
Interior Photos Moorhead, MN













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n and described as follows:
\$
\$
\$
G default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as sit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S by be difficult or impossible to ascertain; that failure to close as provided in the above that such forfeiture is a remedy in addition to SELLER'S other remedies.  Tr. (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment yide good and marketable title. Zoning ordinances, building and use restrictions and
roads shall not be deemed encumbrances or defects.  thin sixty (60) days after notice containing a written statement of defects is delivered to  nated, except that BUYER may waive defects and elect to purchase. However, if said sale is  a fails, neglects, or refuses to complete purchase, and to make payment promptly as above set  nages for such failure to consummate the purchase. Payment shall not constitute an election  YER, included, but not limited to specific performance. Time is of the essence for all  everconcerning the amount of real estate taxes or special assessments, which shall be
lestate taxes and installment of special assessments due and payable inBUYER
l estate taxes and installments and special assessments due and
are Homestead,Non-Homestead. SELLER
pt as follows:
eed, free and clear of all encum brances except in special assessments, existing
Possession will be at closing.
spection of the property prior to purchase for conditions including but not limited to water of lead based paint, and any and all structural or environmental conditions that may at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage
ontain the entire agreement and neither party has relied upon any oral or written agent or party hereto. This contract shall control with respect to any provisions that nouncements made at auction.
ng tenancies, public roads and matters that a survey may show. Seller and Seller's agent TOTALACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.
Seller:
Seller's Printed Name & Address:
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Drafted By: Saul Ewing Arnstein & Lehr LLP Moorhead. MN 4.98± acres

### Multi-State Bank Owned Grain Elevator Facilities

# AUCT

OPENS: MONDAY, MAY 16 & CLOSES: TUESDAY, MAY 24 at 10AM &



2000 Main Avenue East West Fargo, ND 58078 701.237.9173 P | 701.237.0976 F

701.203.8400 P | Grand Forks, ND 58201

701.580.2426 | Watford City, ND 58854

24400 MN Hwy 22 South Litchfield, MN 55355 320.693.9371 P | 320.693.9373 F

1688 Hwy 9 | Larchwood, IA 51241 712.477.2144 P | 712.477.2577 F

308.217.4508 | Lexington, NE 68850

SteffesGroup.com

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641.423.1947 | Mason City, IA 50401

515.432.6000 P | Ames, IA 50010