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Diane Maas, President • Harold R. Musser, Musser Sales Company, #698



92,902 SQ. FT. HEAVY  
INDUSTRIAL PROCESSING  
WAREHOUSE ON 158 ACRES!  
PROPERTY INCLUDES  
3 MODULAR HOMES!

www.maascompanies.com

THURSDAY, OCTOBER 15 – 11 AM

1008 West 7<sup>th</sup> Street  
Shoshoni, Wyoming 82649

First Interstate Bank, Owner

*Lender  
Ordered  
Sale*

# LENDER ORDERED AUCTION

82,902 SQ. FT. HEAVY INDUSTRIAL PROCESSING WAREHOUSE &  
10,000 SQ. FT. INDUSTRIAL SHOP BUILDING ON 158 ACRES



PROPERTY INCLUDES 3 LATE MODEL MODULAR HOMES  
FROM 1,512 SQ. FT. – 2,280 SQ. FT.



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

**REAL ESTATE TERMS:** 10% Buyer Premium. \$50,000 Certified Deposit due on Day of Sale at time of registration. In the event the first deposit is less than 10% of the Purchase Price, Buyer shall have 48 hours to supplement the deposit with additional funds so that the deposit amount is equal to 10% of the sale price. Balance due at Closing on or before 30 days. Real Estate selling Subject to Owner Confirmation. Subject to Prior Sale. Attorney Larry Jorgenson, Jorgenson Law, (307) 733-6021 is coordinating the closing. Real Estate is selling AS-IS, WHERE IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. 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. Valid Government Issued Photo ID required to obtain bidding number. Any announcement made at the auction takes precedence over any material published about this event.



# AUCTION

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

**Lender Ordered Sale! • Auction will be held On-Site!**



**THURSDAY, OCTOBER 15-11:00 AM**  
**92,902 SQ. FT. HEAVY INDUSTRIAL**  
**PROCESSING WAREHOUSE ON 158 ACRES!**  
**PROPERTY INCLUDES 3 MODULAR HOMES**

**Former Wind River Mushroom Farm**  
**1008 West 7<sup>th</sup> Street, Shoshoni, Wyoming 82649**



**82,902 SQ. FT. HEAVY INDUSTRIAL PROCESSING**  
**WAREHOUSE & 10,000 SQ. FT. INDUSTRIAL SHOP**  
**BUILDING ON 158 ACRES**

*Built New in 2004 • Concrete Slab Foundation • City Utilities*  
*6 Overhead Doors including 2- 14' x 14', 2- 14' x 12' & 2- 12' x 12'*  
*Main Sidewall Height 22' • Shop Sidewall Height 16'*  
*1 Center Bay with 24-100' x 20' Temperature and Humidity*  
*Controlled Processing Stalls • Mechanical Mezzanine*  
*Concrete Floors • Extensive Concrete Paving • 480 Amp Service*  
*Two Cleaver Brooks Boilers • 2- 2,236 Sq. Ft. Industrial*  
*Silo/Bunkers, Concrete Slab • 432 Sq. Ft. Storage Shed*



*10,000 Sq. Ft. Industrial Shop Building including Shop Area,*  
*2 Walk-in Coolers, and Office Space with 4 Separate Offices,*  
*Restrooms, Break Room and Mechanical • Built New in 2004*  
*4- 12' x 12' Overhead Doors • 1,312 Sq. Ft. Loading Dock*



**1,456 SQ. FT. MODULAR HOME & LOT**  
**28' x 52' • Built in 2004 • 216 Sq. Ft. Deck • Concrete Block**  
**Foundation • Central AC/Heat • Shingled Roof**



**1,512 SQ. FT. MODULAR HOME & LOT**  
**27' x 56' • Built in 2004 • 48 Sq. Ft. Deck • Concrete Slab**  
**Foundation • Central AC/Heat • Shingled Roof**



**2,280 SQ. FT. MODULAR HOME & LOT**  
**4 Bedroom • 3 Bath • Dual Master Bedrooms • Built in 2004**  
**Front & Back Porch • Central AC/Heat**

**INSPECTIONS:** Wednesday, September 30 11 AM - 5 PM Thursday, October 1 11 AM - 5 PM  
Wednesday, October 14 11 AM - 5 PM Other times by Appointment.

**Lender  
Ordered  
Sale!**

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

**MAAS**  
companies inc

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