

P.O. Box 7127, Rochester, MN 55903-7127 USA
Phone: 507.285.1444 Fax: 507.285.0034 www.maascompanies.com
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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!







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.

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



92,902 SQ. FT. HEAVY INDUSTRIAL

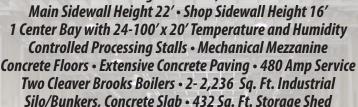
PROCESSING WAREHOUSE ON 158 ACRES! PROPERTY INCLUDES 3 MODULAR HOMES

Former Wind River Mushroom Farm 1008 West 7th 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'





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



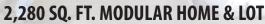
1,456 SQ. FT. MODULAR HOME & LOT

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



4 Bedroom • 3 Bath • Dual Master Bedrooms • Built in 2004 Front & Back Porch • Central AC/Heat











INSPECTIONS:

Wednesday, September 30 Wednesday, October 14 11 AM - 5 PM

Thursday, October 1

11 AM - 5 PM

11 11 AM - 5 PM Other times by Appointment.

Lender Ordered Sale!

Take Virtual Tour at maascompanies.com
Request Bidder Kit for Complete Terms and Details!



507.285.1444 Rochester, Minnesota