



P.O. Box 7127, Rochester, MN 55903-7127 USA
Phone: 507.285.1444 Fax: 507.285.0034 www.maascompanies.com
©2014 Maas Companies Inc • This solicitation void where prohibited by law.
Diane Maas, President. Auction Clerk License #637. Ronald R. Kirby Jr., Auctioneer License #937.



LENDER OWNED

18,006± SQ. FT. FORMER
MEAT PROCESSING
FACILITY
ON 8.52± ACRES

www.maascompanies.com

WEDNESDAY, JUNE 4 11 AM
2550 Highway 3 North
Harvey, ND 58341

**PERFECT FOR
MEAT PROCESSING/
COLD STORAGE OR
MANUFACTURING/
WAREHOUSING!!**



LENDER OWNED AUCTION

LOCATED IN THE HARVEY INDUSTRIAL PARK



FOOD GRADE FACILITY



LOCATION: Harvey, ND is located in the central portion of the state with two major highways intersecting: US Highway 52 and State Highway 3. The nearest commercial airport is Minot which is approximately 70 miles away. The Harvey municipal airport is just north of the property. Harvey is located on the main line of the Canadian Pacific Railroad. The site could have a rail spur added. Agriculture is the primary economic base, with Wells County being a major livestock producer.

EQUIPMENT AND REAL ESTATE TERMS: 10% Buyer Premium. Persons must show \$20,000 Certified Deposit* at time of registration to obtain a bidding number. \$20,000 Minimum Certified Deposit due on day of Sale, with deposit equal to 20% due within 2 business days, and balance due at closing within 30 days. Attorney Richard P. Olson; Olson and Burns P.C. is overseeing the closing. The deposit money shall become Earnest Money and is non-refundable. Selling AS-IS, WHERE-IS, WITH NO WARRANTIES, GUARANTIES, EXPRESSED OR IMPLIED. Subject to Owner Confirmation. See Bidder Kit for complete terms. In all transactions, Auctioneer is acting as an Agent for the Seller. Buyers are urged to inspect the property prior to purchase. All information received from reliable sources believed to be correct but not guaranteed by the Auction Company. The equipment must be removed from the site within 14 days of the auction. Buyer must supply adequate liability insurance documentation prior to removal. Buyer is responsible for all damage to building and to make sure all electrical connections are properly terminated. Any announcement made at the auction takes precedence over any material published about this event. In the event of a dispute, the Auctioneer has final decision. Subject to prior sale. Valid Government Issued Photo ID required to obtain bidding number. * Equipment bidders will not need to show a \$20,000 certified deposit.

LENDER OWNED AUCTION

www.maascompanies.com



WEDNESDAY, JUNE 4 - 11 AM
18,006± SQ. FT. FORMER
MEAT PROCESSING FACILITY
ON 8.52± ACRES

Former North Dakota Branded Beef & Pack
2550 Highway 3 North, Harvey, ND 58341

Building Constructed in 2001 with Additions in 2002 and 2008 • Excellent Location Along State Highway 3 in the Harvey Industrial Park • Zoned IHC: Industrial/Heavy Commercial District • City Water & Sewer • Gravel Surfaced Parking Areas • 12' x 22' Concrete Truck Loading Dock Well with Easy Semi-Truck Maneuverability • Poured Concrete Foundation 2' x 6" Wood Frame Construction with Insulated Metal Wall Panels • 12'-24' Average Wall Heights • Metal Panel Roof Sections • 20-BOHN Condensing/Cooler Units • Propane Gas Furnace/Boiler Radiant Heat • Central Air in Offices • 1200 Amp Three Phase Electrical Service

Ample Site Area for Expansion!

FACILITY LAYOUT

Plant: Office/Locker Area - 3,000 Sq. Ft. • Processing Area - 2,750 Sq. Ft.
Cooler Area - 7,070 Sq. Ft. • Interior Holding Pens - 700 Sq. Ft.

Livestock Receiving Barn: 3,360 Sq. Ft. • 100 Head Per Day Capacity

Excellent Opportunity for New Owner! Plenty of Room for Future Expansion!
Great Location for Future Commercial/Industrial Development, Warehouse, Storage or Distribution Facility. The US Chamber of Commerce Rated North Dakota the Nation's Top Overall Economic Growth Performer for the Last Decade.

The State is Currently Operating on a Budget Surplus, Unemployment is Low and Has an Overall Healthy Economy that is Business Friendly.

MANNER OF SALE: The Real Estate and Building will be Sold First followed by the Free Standing Meat Rail System. The Rail System is the Only Piece of Equipment that will be Sold at the Auction. All other Remaining Equipment will be Sold as a Package with the Real Estate.

2002 J & L Fabrication Galvanized Meat Rail System

Approximately 500' Total Feet, 12'-17' High, Free-Standing, Mostly Bolt Together Construction, 9" Approx. I-Beams and 4" Approx. Support Posts, Consisting of 3 Primary Sections, Cooler 1: 17'x 19', Cooler 2: 16'7" x 17', Cooler 3: 37'x15'8", Will Be Sold As-Is With Any Existing Controls, Switches, Brackets/Accessories.



INSPECTIONS: Wednesday, May 21
Tuesday, June 3

10 AM – 2 PM
10 AM – 2 PM

Wednesday, June 4
Other times by Appointment.

9 AM – 11 AM

BROKER PARTICIPATION: Broker Participation is welcome but not required. A 1% commission will be paid to the licensed ND broker who, registers the bidder who pays for and settles for the real estate. No broker participation is available on the equipment portion of the sale. A broker buying on his/her behalf, or on the behalf of any business entity in which he/she hold an interest is not entitled to a commission.

TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
REQUEST BIDDER KIT FOR
COMPLETE TERMS AND DETAILS!

MAAS
companies inc

AUCTION DIVISION
507.285.1444
Rochester, Minnesota