

AUCTION | LENDER OWNED

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\$6.27 MILLION DOLLAR FACILITY BUILT IN 2008



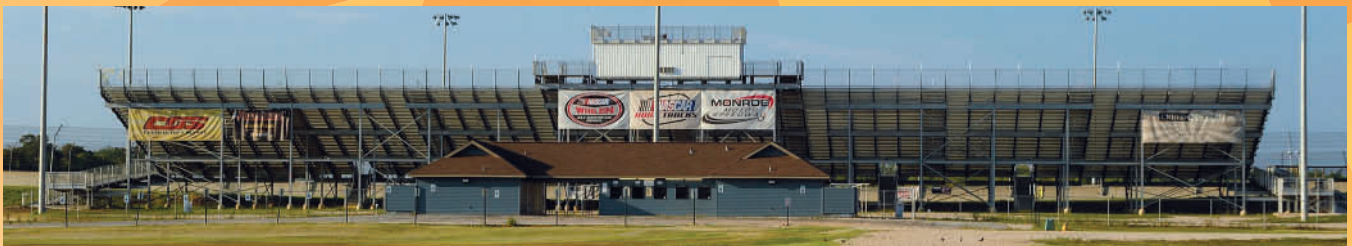
— F O R M E R — MONROE MOTOR SPEEDWAY

— MOTOR SPORTS COMPLEX —

3/8 Mile Concrete Oval Built In 2008! 4,000 Seat Grandstand On 55± Acres!

TUESDAY, OCTOBER 11 at 10:00 AM — MONROE, LOUISIANA

**“Crown Jewel of the South” Louisiana Short Tracks
Former NASCAR-Home Track • Whelen All-American Series • Late Models,
Modifieds, SportMods, Legends, Bombers, Compacts & Bandoleros**



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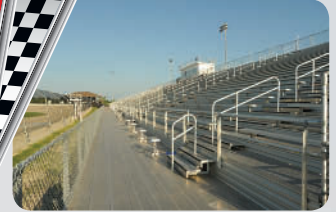
507.285.1444
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LENDER OWNED AUCTION

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Auction will be held On-Site! Don't Miss this Unique Opportunity!

TUESDAY, OCTOBER 11 – 10 AM



**8850 Frontage Road
Monroe, Louisiana 71202**

Crown Jewel of the South Race Track • 55± Acre Site with Room for Expansion • I-20 Frontage with BRAND NEW I-20 Frontage Road Ingress & Egress • Former NASCAR Home Track part of the Whelen All-American Series • Raced Late Models, Modifieds, SportMods, Legends, Bombers, Compacts & Bandoleros • State of the Art Facility • Over \$6.27 Million to Build in 2008 3/8 Mile Concrete Oval Track • Figure 8 Configuration 12 Degree Turns • 6 Degree Straights • 60' Track Width 1,660' Inside Perimeter • 2,002' Outside Perimeter Only Paved Track in Louisiana • 4,000 Seat Aluminum Grandstand by GT Grandstands • 4,926 Sq. Ft. Concession/Suite Building • 2,116 Sq. Ft. Ticket Office/ Restroom Building • 288 Sq. Ft. Moveable Ticket Check Building • Daktronics Scoreboard with All Sport 5000 Control Console • Musco Lighting System, 9 Poles Furman PA System with FM Radio Station/Transmitter, 10 Front Speakers • 6,300' Perimeter Coated Catch Fence with 9 Rows Braided Steel • ADA Accessible

Excellent Opportunity for New Owner!

INSPECTIONS: Monday, August 22 12 – 5 PM Monday, October 10 12 – 5 PM Other Times by Appointment.
Monday, September 12 12 – 5 PM Tuesday, October 11 8 – 10 AM

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

LENDER OWNED AUCTION

Auction will be held On-Site! No Minimum Opening Bids!

- 1 3/8 Mile Concrete Oval Track
- 2 4,000 Seat Aluminum Grandstand
- 3 2,116 Sq. Ft. Ticket Office/Restroom Bldg
- 4 Parking
- 5 4,926 Sq. Ft. Concession/Suite Bldg
- 6 55± Acre Site Expansion Area
- 7 Pit Area



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

TERMS: 10% Buyer Premium. Persons must show \$100,000 Certified Deposit at time of registration to obtain a bidding number. \$100,000 Minimum Certified Deposit is due on day of Sale, with an additional certified deposit due within 2 business days, bringing the total non-refundable deposit to 20%. Balance due at closing within 30 days. Real Estate is selling Subject to Owner Confirmation. Attorney Robert Mathis, Newman, Mathis, Brady & Spedale is overseeing 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. Buyers are urged to inspect the property 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 auction company. Any announcement made at the auction takes precedence over any material published about this event. In the event of a dispute, Auctioneer has final decision. Valid Government Issued Photo ID required to obtain bidding number. Subject to prior sale.

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AUCTION DIVISION
507.285.1444
Rochester, Minnesota



P.O. Box 7127, Rochester, MN 55903-7127 USA
Phone: 507.285.1444 Fax: 507.285.0034 www.maascompanies.com
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**55± ACRE MOTOR
SPORTS COMPLEX**
3/8 MILE TRACK
4,000 SEAT GRANDSTAND
FORMER MONROE MOTOR SPEEDWAY

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8850 Frontage Road
Monroe, Louisiana 70111 USA

LENDER OWNED!
*No Minimum
Opening Bid!*



LENDER OWNED AUCTION



4,000 Seat Grandstand



Hospitality Suites



Interior of Suites



Lower Level Concession Area



Large Kitchen with Walk-In Coolers



Furman PA System with 10 Speakers



Daktronics All Sport 5000



Goodyear Racing Tires/Body Template

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