

LENDER OWNED AUCTION

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TUESDAY, FEBRUARY 24 11:00 AM PST

FORMER SAND/GRAVEL & PAVING CONTRACTOR FACILITY WITH 5 GRAVEL PITS, GRAVEL/ASPHALT PILES & MISC EQUIPMENT

**Like New Facility On 93.66± Acres with
6,050± Sq. Ft. Office and 14,800± Sq. Ft. Service/Shop Building,
Real Estate Selling Separately or as Entirety
*Ancillary Equipment, Asphalt/Gravel Piles Selling Piecemeal***



PRIME INDUSTRIAL LOCATION ON 93.66± ACRES



5 LARGE INCOME PRODUCING GRAVEL PITS



TWIN FALLS, IDAHO 83301 USA

***Nearly
New Facility!
Built/Renovated
in 2008!***

MAAS
companies inc

**AUCTION DIVISION
507.285.1444
Rochester, Minnesota**

REAL ESTATE & EQUIPMENT AUCTION

www.maascompanies.com

Real Estate Selling Separately or as Entirety, Equipment Lots to Be Sold Piecemeal



TUESDAY, FEBRUARY 24 11 AM PST
FORMER SAND/GRAVEL & PAVING
CONTRACTOR FACILITY WITH 5 GRAVEL PITS
19,000,000* TONS PERMITTED RESERVES
1310 Addison Avenue West, Twin Falls, ID 83301

Industrial Site Operated Formerly as Northwest Sand & Gravel • Perfect for Commercial, Industrial or Manufacturing • Great Visibility Located Near other Successful Businesses • Zoned M-2 Heavy Manufacturing District and Approximately 420' (approximately 14 Acres) Frontage Along Hwy 30 is Zoned C1-Commercial Highway District • Electricity, Telephone & Natural Gas • Onsite Private Well & Septic System • Large Concrete/Asphalt Parking Area Around Shop and Office Buildings • On-Site Fuel Pumping Station with 3-Underground/Gravel Covered Tanks Confined in Concrete Bunkers • 3-Card Reader Pumps • 1-High-Flow Pump • Veeder Root TLS-300 Monitor/Printer • 70'x10' Cardinal In-Ground Scale with 60 Ton Capacity • 748/740 Digital Controller/Printer

TRACT 1: 93.66± ACRE INDUSTRIAL SITE WITH 6,050 SQ. FT.
2-STORY OFFICE & 14,800 SQ. FT. SERVICE/SHOP BUILDING,
1,225 SQ. FT. OFFICE

OFFICE BUILT NEW IN 2008: Two Story, 3,968 Sq. Ft. Main Floor, Waiting Area, Reception Area, Break Room, Dispatch Room, Accounting Room, 2 Restrooms, 6 Private Offices • Custom Wood Cabinetry/Desks Throughout • 2,080 Sq. Ft. Upper Level: 2 Large Open Rooms, 1 Conference Room, 1 Large Owner's Office with Closet and Safe/Security Room, Security and Digital CCTV Camera System • Panasonic Super Hybrid Digital Phone System with 16 Phones • Large 2nd Floor Deck Overlooks North Side of Property • Building is Heated & Cooled with Ground Loop Forced Air Ventilation System • Landscaped Exterior with Trees, Shrubs, Decorative Rocks and Sprinkler System Covered Concrete Porch Extends 14' on East Side of Building

LARGE SHOP BUILDING: 14,800 Sq. Ft. in Total, 10,000 Sq. Ft. Portion Completed in 2008 • Large Overhead Doors • 20'-22' Wall Heights • Recessed In-floor Service Pit 44' x 3.5' x 6' • Concrete Floors with 4' Concrete Stub Walls with Pre-Engineered Steel Frame Above • One Bay has Railroad Rails Set in Concrete and Heavy Steel Beams to Support Crane System
2-Story Office/Parts Areas with Restroom and Break Room
SMALL OFFICE BUILDING: 1,225 SQ. FT. With Central Air, Large Open Main Room, Restroom, Overhead Service Door and Private Offices

*2012 Estimates



LOCATION: Twin Falls is situated in South Central Idaho, 130 miles east of Boise. The area is known for its thriving agricultural economy. Twin Falls County ranks high in the top 100 agricultural counties. US Highways 30, 93 and State Highway 74 serve the region, as well as the Union Pacific Railroad.

INSPECTIONS: Monday, February 2
Monday, February 23

By Appointment
9:00 AM – 5:00 PM

Tuesday, February 3
Other Times Upon Request

By Appointment

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

Like New Facility On 93.66± Acres with 6,050 Sq.Ft.Office and 14,800 Sq. Ft. Service/Shop Building Real Estate Selling Separately or as Entirety

6,050± SQ. FT. OFFICE INTERIOR



14,800± SQ. FT. SERVICE/SHOP BUILDING INTERIOR



1,225 Sq. Ft. Office



70'x10' 60 Ton Scale



Restroom Building



4-Pump Fuel Filling Station

BROKER PARTICIPATION: Broker Participation is welcome but not required. A 2% 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.

MANNER OF SALE: The real estate tracts will be offered independently or as an entirety, the properties will sell whichever way brings the highest dollar.

Tract 1: Real Estate: 93.66±/- Acres, 6,050 Sq. Ft. Office Building, 14,800 Sq. Ft. Service/Shop Building, 1,225 Sq. Ft. Office Building

Tract 2: New Hansen Pit: 50.94± Acres

Tract 3: Anderson Pit: 70.73± Acres

Tract 4: Crystal Springs Pit: 38.34± Acres

Tract 5: Old Hansen Pit: 52.92± Acres

Tract 6: Rock Creek Quarry: 10± Acres

Tract 7: Entirety Purchase of Tracts 2 – 6, All Pit/Quarry Tracts.

Will Sell Whichever Way Brings the Highest Dollar.

Tract 8: Entirety Purchase of Tracts 1- 6.

Will Sell Whichever Way Brings the Highest Dollar.

REAL ESTATE TERMS: Nita Musick Db 16158, With United Country-Musick & Sons Is The Designated Idaho Real Estate Broker For The Sale 208-983-0069. 6% Buyer Premium. Persons must show \$20,000 Certified Deposit at time of registration to obtain a bidding number. \$20,000 Minimum Certified Deposit/Tract due on day of sale, with a deposit equal to 20% due within 48 hours, and balance due at closing in 30 days. The Deposit Money shall become Earnest Money and is non-refundable. Attorneys Bradley Dixon and Kersti H. Kennedy, Stoel Rives LLP are coordinating the closings. Real Estate is selling AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED. Subject to Prior Sale. See Bidder Kit for complete terms. Valid Government Issued Photo ID required to obtain bidding number.

EQUIPMENT & SURPLUS GRAVEL/ASPHALT TERMS: 6% Equipment Buyer Premium, 9% Internet Buyer Premium. All funds due and payable on day of sale via cash or wire transfer (posting within 24 hours). No equipment can be removed from the site without full payment. Sales tax may apply. Buyers with exemption status must document this AT OR BEFORE REGISTRATION. Equipment is selling AS-IS, WHERE-IS WITH NO WARRANTIES, GUARANTEES, EXPRESS OR IMPLIED. All items require a removal commitment within 7 days. All equipment must be removed within 14 days, or will be forfeited. Gravel/Asphalt buyers will have 90 days, Buyers will need to contact new real estate buyer to extend removal period if needed, additional storage fees may apply. All buyers are responsible to make removal arrangements; removal, packaging and transportation costs are the responsibility of the buyer. All sales final. Subject to Prior Sale. See Catalog for Complete Details.

In all transactions, Auctioneer is acting as an Agent for the Seller. Buyers are urged to inspect items 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 the Auction Company. Any announcement made in 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. Selling Subject to Owner Confirmation.



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Rochester, Minnesota

TUESDAY, FEBRUARY 24 – 11 AM PST

19,000,000* Tons Est. Permitted Reserves In 5 Gravel Pits/Quarry

Real Estate Selling Separately or as Entirety

All Addresses Are Approximate-Request Bidders Kit for Complete Legal Description of Tracts Being Sold†

TRACT 2: NEW HANSEN PIT: 50.94± Acres • 2995± N 3800 E, Hansen, ID 83334 (Property is East of Road)

4110' Elevation • Estimated Volume of Gravel as of March 2012: 9,618,623 Tons (New Hansen Pit & Old Hansen Pit Combined) • Agricultural Zone • Products: County Spec Road Base, Topsoil, Pit Run, Decorative Rock, Hansen Cobblestone, ITD Road Base. 42°25'59.4"N 114°18'17.9"W



TRACT 3: ANDERSON PIT: 70.73± Acres • 1183± Idaho 27, Oakley, ID 83346 (Property is West of Road)

4,360' Elevation • Estimated Volume of Gravel as of March 2012: 3,900,00 Tons • Agricultural Prime Zone • Products: Washed Rock, Washed Sand, Oversized Rock, City Spec Road Base, ITD Road Base, Chips (Clean Angular Rock), Pea Gravel, Topsoil, Pit Run. 42°21'44.6"N 113°52'31.8"W



TRACT 4: CRYSTAL SPRINGS PIT: 38.34± Acres • 2055± E 4500 Rd, Filer, ID 83346 (Property is South of Road)

3000 – 3200' Elevation • Estimated Volume of Gravel as of March 2012: 4,129,895 Tons • Rural Residential Zone • Products: City Spec Road Base, ITD Road Base, Paver Sand, Crystal Springs Fines, Crystal Springs Course, Bedding Material, Pit Run, Topsoil. 42°39'09.5"N 114°38'40.4"W



TRACT 5: OLD HANSEN PIT: 52.92± Acres • 2978± N 3800 E, Hansen, ID 83334 (Property is West of Road)

4110' Elevation • Estimated Volume of Gravel as of March 2012: 9,618,623 Tons (New Hansen Pit & Old Hansen Pit Combined) • Agricultural Zone • Products: County Spec Road Base, Topsoil, Pit Run, Decorative Rock, Hansen Cobblestone, ITD Road Base. 42° 25' 36" N, 114° 18' 18" W



TRACT 6: ROCK CREEK QUARRY: 10± Acres • 2608± Rock Creek Rd, Hansen, ID 83334 (Property is .5 Miles East)

4,700' – 4,410' Elevation • Estimated Volume of Gravel as of March 2012: 1,724,877 • Ground Water Well Located on This Site • Comprised of Solid Rock, Rather Than Smaller Cobblestone Found in Other Pits – Rock is Blasted and Run Through Jaws & Crushers. 42°22'26.69"N 114°17'33.60"W



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Remaining Ancillary Equipment Selling Piecemeal and Surplus Gravel/Asphalt Piles Selling in Bulk Lots

See Equipment Catalog For Complete Surplus Equipment Descriptions

SURPLUS BATCH PLANT EQUIPMENT-TWO-250 TON SILOS, CONVEYOR, 130' x 10' UNIBRIDGE 100 TON ABOVE GROUND SCALE



OIL PROCESSING/HEATING EQUIPMENT



SURPLUS OIL STORAGE TANKS



TONS OF RECYCLED ASPHALT SELLING IN BULK LOTS



TONS OF SAND/GRAVEL SELLING IN BULK LOTS



ANCILLARY EQUIPMENT SELLING IN PIECEMEAL/BULK LOTS



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United Country-Musick & Sons Nita Musick Designated Broker 208.983.0069

Db16158



LENDER OWNED AUCTION

FORMER SAND/GRAVEL &
PAVING CONTRACTOR
FACILITY WITH 5 GRAVEL
PITS, GRAVEL/ASPHALT
PILES & MISC. EQUIPMENT

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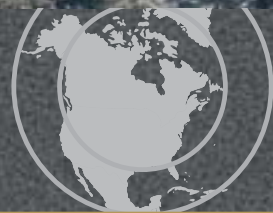
TUESDAY, FEBRUARY 24
AT 11:00 AM PST

Auction will be held on-site at:

1310 Addison Avenue West, Twin Falls, Idaho 83301

*Excellent
Opportunity For
New Owner!*

LENDER OWNED AUCTION



6,048 SQ. FT. NEWER OFFICE BUILDING



14,800 SQ. FT. SERVICE/SHOP BUILDING



SOME OF THE SURPLUS ITEMS TO BE SOLD

