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Diane Maas, President, Maas Companies Inc. Principal Auctioneer Tyler Maas #55-145.
Diane Maas, President Maas Companies Inc. RE#40332085. Ron Kirby RE #40332084.



REAL ESTATE AUCTION

79.04± ACRES

DEVELOPMENT-READY

B1 COMMERCIAL LAND

FULLY GRADED • COMPACTED

www.maascompanies.com

TUESDAY, OCTOBER 18 – 10 AM
Auction will be held at:
Hampton Inn
1019 Paul Bunyan Drive SE
Bemidji, MN 56601

*Perfect
Outlet Mall/
Retail/
Big Box
Location!*



REAL ESTATE AUCTION



VIEW TO THE NORTH FROM THE SOUTH ENTRANCE ON OAK HILLS ROAD S.E.



STORM WATER RETENTION PONDS, \$780,000 WORTH OF CLASS 5 GRAVEL & CLEAN SAND



BROKER PARTICIPATION: Broker Participation is welcome but not required. A 1% commission will be paid to the licensed broker who, at the time of registration, 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 holds an interest, is not entitled to a commission.

REAL ESTATE TERMS: 6% Buyer's 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 a deposit equal to 20% due within 2 business days, and balance due at closing within 30 days. The Deposit money shall become Earnest Money and is non-refundable. Attorney Thomas Kelley, DeWitt Ross & Stevens S. C. Law Firm is overseeing the closing with Sathre Title. Selling Subject to Owner Confirmation and Subject to Prior Sale. 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 the 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. Principal Auctioneer, Tyler Maas #55-145; Diane Maas, President; Maas Companies Inc RE #40332085, Ron Kirby RE #40332084. In conjunction with Russ McGinty, North Central Commercial Real Estate.

REAL ESTATE AUCTION

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TUESDAY, OCTOBER 18 – 10 AM 79.04± Acres Development-Ready B1 Commercial Land

Located at Intersection of Highways 2 & 71, Bemidji, Minnesota

The 79.04± Acre Pinnacle Village Shoppes site consists of multiple parcels and a storm pond, all selling as one lot. Additional land is also available for purchase. The development-ready commercial land is zoned B1 and comes fully graded and compacted with all due diligence completed.

Seller has completed the following preparations:

- Zoned B1 • Site Annexation • City Utilities within 1,000±' • Rough Grade within 9±" • Traffic Studies • Signage Approvals • Soil Borings • Storm Water Management • Phase I Reports • EAW Reports • Surveys • Compaction & Testing Certified by Braun Intertec • 130,000 Tons of Gravel and Sand valued at \$780,000 on-site: 95,000 Tons of Class 5 Gravel certified by MnDOT + 35,000 Tons of Clean Sand
- 3,555' of Highway 2 Frontage • 638' of Highway 71 Frontage
- 1,317.48' of Oak Hills Road SE Frontage • 35,450 Daily Traffic Count
- Combined Traffic Count within 5 miles 176,000 Vehicles

This is a commercial opportunity strategically located in the heart of Northern Minnesota's hunting, fishing and vacation pursuits.

- Bemidji has been named one of the "100 Best" cities in America • 240 miles North of Minneapolis-St. Paul International airport • Major tourist location and the ONLY major commercial hub in Northern Minnesota
- Minnesota, the "Land of 10,000 Lakes," 25% of all Minnesota water is located in the Bemidji area • Itasca State Park and the Headwaters of the Mississippi is located 30 miles from Bemidji • It is the area of choice for hunting, fishing, snowmobiling, cross-country skiing and biking
- Bemidji State University has an approximate enrollment of 5,000. Northwestern Technical College has an approximate enrollment of 2,700. Both are a part of the University of Minnesota.
- 114,754 Second Homes within the counties of the immediate trade area.
- 42,485 hotel/B&B/resort/camping and RV sites within the counties of the immediate trade area.

Auction will be held at:

Hampton Inn, 1019 Paul Bunyan Drive SE, Bemidji, MN 56601

DIRECTIONS: The Pinnacle Village Shoppes are located east of Highway 71 and south of Highway 2.

INSPECTIONS: Bidders are encouraged to view the property at their convenience, or staff will be on-site during the following times:

Tuesday, September 27, 10 am – 5 pm

Monday, October 17, 10 am – 5 pm



BROKERS WELCOME!
1% Broker Participation



AUCTION DIVISION
507.285.1444
Rochester, Minnesota

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