

BANKRUPTCY AUCTION

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THURSDAY, JUNE 29 • 10:00 AM

5 GRAIN ELEVATOR FACILITIES SELLING SEPARATELY!

Property #1: Scotts Prairie – Hillsboro, Indiana
1,491,912± Bu. Capacity on 13.69± Acres



Property #2: Ladoga – Ladoga, Indiana
719,275± Bu. Capacity on 1.15± Acres



Property #3: New Winchester – Danville, Indiana
969,402± Bu. Capacity on 4.88± Acres



Property #4: Kingman – Kingman, Indiana
484,319± Bu. Capacity on 1.28± Acres



Auction will be held at Hampton Inn & Suites Crawfordsville, 2895 Gandhi Drive, Crawfordsville, IN 47933

New Winchester Properties, LLC, Seller

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Rochester, Minnesota

BANKRUPTCY AUCTION

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PROPERTY 1: SCOTTS PRAIRIE • HILLSBORO, INDIANA • 1,491,912± BU. CAPACITY ON 13.69± ACRES

2335 East State Road 32, Hillsboro, Fountain County, Indiana 47949



PARCEL NUMBER: 23-16-01-204-001.000-005 • **TAXES:** \$14,541.08 • **ZONING:** 390-Industrial Grain Elevator • **UTILITIES:** Electric • LP Gas • Private Well & Septic • **FRONTAGE:** 390 Ft. State Road 32 • **BUILDINGS:** 4,480 Sq. Ft. Office/Retail/Scale/Warehouse/Mill/Dump Pit Building • 14,400 Sq. Ft. Quonset-Style Corrugated Steel Warehouse/150,000 Bu. Grain Storage Building (68 Ft. Wide x 200 Ft. Long) • **EQUIPMENT:** 5-Grain Legs with Distribution Pipes; Drag Conveyors/Augers; Kan-Sun Grain Dryer; 2-GSI-24 Ft. Diameter x 41.60 High 16-Ring Bins, 16,859 Bu. Each; 1-GSI-24 Ft. Diameter x 23 Ft. High 9-Ring, 9,566 Bu. Bin; 1-GSI-30 Ft. Diameter x 28.20 High 11-Ring 18,580 Bu. Bin; 1-GSI-37 Ft. Diameter x 18.30 Ft. High 11-Ring 19,490 Bu. Bin; 2-GSI-30 Ft. Diameter x 38.80 Ft. High 9-Ring Bins, 25,145 Bu. Each; NEW GRAIN STORAGE/EQUIP: \$3 Million Dollar Upgrade Includes: 2014-360 Sq. Ft. Unloading/Loading/Control Building with: Grain Handling Control Panels/ Digital Readouts • 1-2013-BROCK-90 Ft. Diameter x 106 Ft. High 39-Ring, 630,595 Bu. Bin with Temp. Cables/Fan Control; 1-2014-SUPERIOR-90 Ft. Diameter x 88 Ft. High 24-Ring, 525,402 Bu. Bin with Temp. Cables/Fan Control; 1-2014-BROCK-27 Ft. Diameter x 104 Ft. High 39-Ring 52,740 Bu. Wet Bin; 1-2013-CREAMER HD 4500 125 Ft. 12,000 Bu./Hr. Grain Leg; 2-SUPERIOR-21 Ft. Diameter x 22 Ft. High 6-Ring Overhead Bins, 7,820 Bu. Each, with Conical Bottom Mounted on Steel I-Beam Framework.

PROPERTY 1: SCOTTS PRAIRIE LEASED EQUIPMENT



The Following Equipment is Leased from First Farmers Bank & Trust and is Excluded from the Real Estate: 2014-RICE LAKE-Survivor 70' x 12' Transportable Truck Scale • 2014-INTEGRIS-Temperature & Moisture Grain Monitoring System, Located in the 630,595 Bu. & 525,402 Bu. Bins • 2014-NECO-D24380 24 Tier Mixflo 5,000/Bu./Hr. Grain Dryer with CommandNet Remote Web/Phone Control, Less than 150 Hours of Use • 2014-BROCK-27 Ft. Diameter x 104 Ft. High 39-Ring 52,740 Bu. Wet Bin; • 2014-CREAMER-HD 4500 95' Grain Leg • 2014-CREAMER-HD 4500 145' Grain Leg • 2014-UNION IRON- Truck Probe with all Related Equipment and Accessories.

Any potential bidder for the assets who is interested in assuming the Equipment Leases or otherwise making arrangements to acquire the Leased Equipment is advised to contact auction company for further details.

Bidders at the sale are advised that they have the option to have the Debtor assume the Equipment Leases and assign the assumed leases to the bidder. Any assumption and assignment of the Equipment Leases must be approved by the US Bankruptcy Court. All bidders who desire to assume the Equipment Leases shall demonstrate adequate assurance of their ability to provide future performance of the Equipment Leases. The Equipment Lease terms may only be modified with the agreement and consent of First Farmers Bank & Trust. At the commencement of the auction each bidder must sign a declaration indicating if they intend to assume any of the Equipment Leases.

A copy of the 3 Equipment Leases and a schedule of the amounts required to be paid to cure defaults under the Equipment Leases and the remaining payments on the Equipment Leases is included in the sale information materials that may be obtained from the auctioneer.

PROPERTY 2: LADOGA • LADOGA, INDIANA • 719,275± BU. CAPACITY ON 1.15± ACRES

10543 County Road 875 East, Ladoga, Montgomery County, Indiana 47954



PARCEL NUMBER: 54-16-27-400-013.001-007 • **TAXES:** \$6,152.81 • **ZONING:** None • **UTILITIES:** Electric • LP Gas • No Water/Septic • **FRONTAGE:** 200.2 Ft. County Road 875 East • **BUILDINGS:** N/A • **EQUIPMENT:** 1-2014-SUPERIOR 104.8 Ft. Diameter x 88 Ft. High 24-Ring 719,275 Bu. Bin with Temp. Cables/Fan Control; 1-2014- LAMBTON 140 Ft. Grain Leg 12,000 Bu./Hr. Capacity; 1-2014- LAMBTON 82 Ft. Overhead Drag Conveyor.

TAKE VIRTUAL TOUR AT GRAINELEVATORAUCTION.COM

5 GRAIN ELEVATOR FACILITIES SELLING SEPARATELY!

PROPERTY 3: NEW WINCHESTER • DANVILLE, INDIANA • 969,402± BU. CAPACITY ON 4.88± ACRES
6980 West US Hwy 36, Danville, Hendricks County, Indiana 46122



PARCEL NUMBERS: 32-12-04-300-010.000-017 (3.17 Acres) & 32-12-04-365-002.017 (1.71 Acres) • **TAXES** \$7,718.50 • **ZONING:** Light Industrial • **UTILITIES:** Electric • LP Gas • Private Well & Septic • **FRONTAGE:** 250 Ft. US Hwy 36 • 840 Ft. North SR Hwy 75 • **BUILDINGS:** 5,670 Sq. Ft. Concrete Block Office/Warehouse/Scale Building with/Tenant • **EQUIPMENT:** 5-Grain Legs with Distribution Pipes; 4-Dumps, Drag Conveyors; 2-20 Ft. Diameter x 70 Ft. High 20,841 Bu. Each Cement Silos, 1-47.80 Ft. Diameter x 58.70 Ft. High 22-Ring Bin, 97,744 bu. with Temp. Cables/Fan Control; 1-71.80 Ft. Diameter x 51.30 Ft. High 14-Ring, 199,064 Bu. Bin with Temp. Cables/Fan Control; 1-12 Ft. Diameter x 25 Ft. High 5-Ring Bin 2,691 Bu. Bin with Conical Bottom Mounted on Steel Legs; 2-78 Ft. Diameter x 66 Ft. High 14-Ring Bins, 298,723 Bu. Each with Temp. Cables/Fan Control; 1-26.90 Ft. Diameter x 32 Ft. High 9-Ring Bin, 16,657 Bu. with Temp. Cables/Fan Control; 1-29.80 Ft. Diameter x 21.30 Ft. High 9-Ring Bin, 14,118 Bu. Temp. Cables/Fan Control; 2-Grain Dryers; 2015 RICE LAKE-Survivor 70' x 10' Electronic Truck Scale with RICE LAKE ESP Scale Controller/Printer; Remote Grain Probe.

PROPERTY 3: LEASED EQUIPMENT

The Following Leased Equipment is excluded from the Real Estate Sale and MAY be Included as a Separate Lot: 2015-RICE LAKE-Survivor 70 Ft. x 10 Ft. Electronic Truck Scale S/N 2224R with RICE LAKE ESP Scale Controller and Printer.

PROPERTY 4: KINGMAN • KINGMAN, INDIANA • 484,319± BU. CAPACITY ON 1.28± ACRES (ADDITIONAL 1.787± ACRES AVAILABLE*)
188 West State Route 234, Kingman, Fountain County, Indiana 47952 (GPS Address: 615 East State Street, Kingman, Indiana)



PARCEL NUMBER: 23-15-25-345-001.000-021 (1.28 Acres) • **TAXES:** \$4,906.98 • **ZONING:** Light Industrial • **UTILITIES:** Electric • Natural Gas • City Water/Sewer • **FRONTAGE:** 265' Frontage on State Route 234 • **BUILDINGS:** 3,744 Sq. Ft. Quonset Style Office/Warehouse/Scale Building • 1,700 Sq. Ft. Drive Under Canopy • **EQUIPMENT:** 2-Grain Legs with Distribution Pipes; 3-Dumps; 2-KAN-SUN-Grain Dryers; 3-GSI 27 Ft. Diameter x 18.70 Ft. High 7-Ring Bins, 10,138 Bu. Each; 1-GSI-17.5 Ft. Diameter x 18.70 Ft. High 7-Ring, 4,059 Bu. Bin; 1-GSI-24 ft. Diameter x 18.70 Ft. High 7-Ring, 7,880 Bu. Bin; 4-GSI 36 ft. Diameter 7-Ring Bins, 23,581 Bu. Each; 3-GSI 42 Ft. Diameter x 38.90 Ft. High 15-Ring Bins, 50,718 Bu. Each; 2-GSI 47.8 Ft. Diameter x 58.70 Ft. High 22-Ring Bins, 97,744 Bu. Each; All Bins have Temp. Cables; 2-55' Approx. Truck Scales/Controller/Printer.
 *(Additional 1.787± Acres Available- **PARCEL NUMBER:** 23-15-36-118-001.000-021 • **TAXES:** \$1,173.62).

PROPERTY 5: NEW MARKET • NEW MARKET, INDIANA • 354,254± BU. CAPACITY ON 2.95± ACRES
108 North Second Street, New Market, Montgomery County, Indiana 47965



PARCEL NUMBERS: 54-10-31-333-013.000-031 (2.65 Acres) & 54-10-31-333-012.000-031 (.30 Acres) • **TAXES:** \$2,012.48 • **ZONING:** None • **UTILITIES:** Electric • LP Gas • Private Well & Septic • **FRONTAGE:** Third Street • **BUILDINGS:** 676 Sq. Ft. Office/Scale Building • 6,932 Sq. Ft. Warehouse/101,141 Bu. Grain Storage Building (58.8 Ft. x 118.5 Ft.) • 2,652 Sq. Ft. Storage Building (80 Ft. x 44 Ft.) • **EQUIPMENT:** 2-Grain Legs with Distribution Pipes; Augers; Grain Dryer; 1-26 ft. Diameter x 40 Ft. High 5-Ring 18,472 Bu. Bin; 1-26 ft. Diameter x 32 Ft. High 5-Ring 16,625 Bu. Cone Bottom Bin; 2-60 ft. Diameter x 40 Ft. High 15-Ring Bins, 109,008 Bu. Each; All Bins have Temp. Cables.

REAL ESTATE TERMS: 6% Buyer's Premium. Successful bidders will deposit 20% of the purchase price in escrow within 24 hours of the sale. The Deposit money of a Successful Bidder shall become Earnest Money, will be applied to the Purchase Price at Closing, and is non-refundable. Attorney Jeff Hester, Hester Baker Krebs LLC is overseeing the closing. Stewart Title is the escrow agent. 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. This auction is related to United States Bankruptcy Court, Southern District of Indiana, Terre Haute Division, Case No. 17-80004-JJG-11.

The leased equipment noted in the brochure for Properties #1 & #3 is selling independently of the real estate. Please review the specific terms for those lots.

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Diane Maas, President, Maas Companies Inc. United States Bankruptcy Court,
Southern District of Indiana, Terre Haute Division, Case No. 17-80004-JJG-11.



AUCTION 5 GRAIN ELEVATOR FACILITIES

www.grainelevatorauction.com

THURSDAY, JUNE 29 – 10 AM
5 CLINE GRAIN ELEVATOR FACILITIES

Auction will be held at
Hampton Inn & Suites Crawfordsville
2895 Gandhi Drive
Crawfordsville, Indiana 47933



BANKRUPTCY AUCTION



Great Opportunity To Purchase 5 Established Elevators With A Base Of Over 1650 Customers! 5-Great Locations All Selling Separately! \$3 Million Plus In Recent Upgrades! New Winchester Is The Only Elevator In Hendricks County! Strategically Located Between Two Ethanol Plants!



For Complete Information Visit: Grainelevatorauction.com



BIDDERS MAY BID REMOTELY – CALL AUCTION COMPANY FOR DETAILS!

INSPECTIONS: Wednesday, June 7 10 am - 2 pm
Wednesday, June 28 10 am - 5 pm
Other Times by Appointment

BROKER PARTICIPATION: Broker Participation is welcome but not required. A 1% commission will be paid to the licensed broker who, prior to their client applying for onsite/online bidding privileges, registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, a family member, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.