

LENDER ORDERED SEALED BID AND ONLINE AUCTION

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SEALED BID DEADLINE TUES., SEPT. 15 4:00PM MDT - ONLINE AUCTION DEADLINE WED., SEPT. 16 4:00PM MDT

Like New 2019 \$8.25 Million Dollar Food Grade Pulse Processing Plant

500 Bushels/Hour, Capability To Add Other Processing Lines,
Plus- Transloading, Grain Elevator Facility on 34.71± Acres
Company Owned Railroad Spur with 2017 Upgrade and Extension
Total Facility Appraised Value \$9,000,000



2010-6 GOLDEN GRAIN BINS 32,700BU./EACH- 196,200BU.TOTAL



2019-AUTOMATED PULSE PROCESSING LINE/FACILITY

CUT BANK, MONTANA USA

***Lender Ordered
Selling as
an Entirety
or in Tracts***

MAAS
companies inc

AUCTION DIVISION
507.285.1444
Rochester, Minnesota

LENDER ORDERED SEALED BID AND ONLINE AUCTION

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Complete Liquidation of Real Estate and Equipment

**SEALED BID DEADLINE TUESDAY,
SEPTEMBER 15TH 4:00PM MDT -
ONLINE AUCTION DEADLINE
WEDNESDAY, SEPTEMBER 16 4:00PM MDT**

PARDUE GRAIN, INC. **64 Pardue Road, Cut Bank, MT 59427**

PLANT SUMMARY: Pardue Grain, Inc. started as a small elevator along the BNSF mainline 12 miles west of Cut Bank, MT in 1959. The site has continued to grow ever since as a toll processor and trans-loader. 2010 saw the addition of six 32,700 bushel bins and a 220,000-bushel flat warehouse. In 2013 six hopper bins were added to handle the increasing amount of pulse crops. In 2016 a portable cleaner and support equipment was added. Pardue has cleaned 4 different types of chick peas, 3 different varieties of lentils and yellow and green peas. A 10 car private rail spur was added and recently upgraded.

PULSE PROCESSING SUMMARY: The latest addition to the facility came in 2018 with the addition of an \$8,250,000 million dollar food grade pulse crop processing plant. The line which was commissioned in January of 2019, has SQF-2 Certification along with Organic, Certified Seed, Kosher and USDA certifications. Gluten and Gluten Free processing is also available.

The processing equipment includes a Q-SAGE 6 x 88 (2+4) air screen cleaner, Premier Indent Machine with 6 cylinders, Oliver 3600 gravity table, Oliver 1050 Rerun gravity table, Oliver 905 de-stoner, 6 Channel Delta color sorter, and BM&M sizing machine. The packaging line consists of a fully automatic Stater Binder packaging system, a Fortress Technology Stealth Large Bag Metal Detector, a Markum-Imaje 2200 Tag Printer and Placer, and a Columbia Okura robotic palletizer and pallet wrapping system. The plant was loading 50 and 100 pound bags, 2,000 lb totes and bulk. Future expansions of a pea splitting line, flour line and cold press line had been planned.

PULSE PRODUCTION CAPACITY: The capacity of the line is 30,000 pounds/500 bushels per hour.

STORAGE CAPACITY: 450,000 bulk bushel capacity with 270,000 bushels of aeration and 60,000 of drying capacity, 1,000 tons bagged storage in two food grade buildings

TRUCK SCALES: 2017 Rice Lake Survivor 11'x110' Scale and 10'x35' Scale

ZONING: None

UTILITIES: WELL/SEPTIC-Private, ELECTRIC-Glacier Electric Coop., PHONE-Northern Tele. Coop

TAXES: 2019 - \$15,227

SUPPORT EQUIPMENT TO BE SOLD VIA ONLINE ONLY AUCTION: Online Auction Bidding Ends Wednesday, September 16th 4:00pm MDT. Online Items Include: 6-Amber Waves Hopper Bins with Conveyors, Forklifts, Trucks, Tractors, Trailers, Telehandler, Compressor, Grain Augers and other items. See Website for Complete Equipment List and Photos.

LOCATION: The plant is located in the "Golden Triangle" in Glacier County, 12 miles west of Cut Bank, Montana and 1/2 mile north on Hwy. 2. Glacier National Park is a short drive to the south.

INSPECTIONS: Thursday, August 27 9:00am-3:00pm MDT
Thursday, September 10 9:00am-3:00pm MDT
Other Times By Appointment

Live Online Bidding
877-505-7770

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

CUT BANK, MONTANA

SEALED BID DEADLINE TUESDAY, SEPTEMBER 15TH 4:00PM MDT -
ONLINE AUCTION DEADLINE WEDNESDAY, SEPTEMBER 16 4:00PM MDT

2018-NEW OFFICE/SCALE HOUSE WITH FULL KITCHEN, RESTROOMS, MEETING ROOMS, PRIVATE OFFICES



24 ACRES OF TILLABLE FARM LAND- 11 TO THE NORTH OF RR TRACKS, 13 TO THE SOUTH, CURRENTLY LEASED



2019-COLUMBIA OKURA Ai700 ROBOTIC PALLETIZER, STATEC AUTOMATIC PACKAGING SYSTEM, BM&M SCREENER



SUPPORT EQUIPMENT TO BE SOLD VIA ONLINE ONLY AUCTION



MANNER OF SALE

Tract 1: 34.71± Acres Main Plant and Equipment with 10 Car Private Rail Spur on BNSF's Main line.
Tract 2: Interior Pulse Processing Equipment Line to be Moved if Sold Separately.
Tract 3: Entirety Purchase of Tracts 1 and Tract 2 Remaining On Site.

Support Equipment to be Sold Via Online Only Auction Ending
September 16 at 4:00PM MDT.

REAL ESTATE & EQUIPMENT TERMS TRACTS 1-3: 10% Buyer Premium for Tracts 1-3. Sealed Bid deadline is Tuesday, September 15 at 4:00PM MDT. Offers must be received by the deadline and be accompanied by a \$20,000 earnest money deposit (cashiers check or wire) and a completed Sealed Bid Form. Tract 1 & 3: An additional deposit equaling 20% is due within 48 hours of bid acceptance, balance due at Closing within 30 days; deposit monies are earnest monies and non-refundable. Deposits of non-winning bidders will be returned immediately following the auction. Tract 2: Full Payment Due within 48 hours. Bids must be delivered by traceable courier to Maas Companies Inc at 6923 10 AVE SW, Rochester MN 55902. Sealed Bids are binding and non-revocable. Funds are payable to First Interstate Bank. Attorney Lindy Lauder with Crowley Fleck is overseeing the closing. Real Estate & Equipment is Selling Subject to Owner and Lender Confirmation. Tract 2 Buyer Has 30 days for removal; rigging/removal timeline due within 7 days of bid acceptance. **SUPPORT EQUIPMENT TERMS:** 13% Buyer Premium. Payment due at time of Sale. No equipment can be removed without full payment. Smaller items must be removed within 14 days. Grain bin removal is within 30 days. Equipment is Selling Subject to Owner and Lender Confirmation. Equipment & Real Estate are 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 auction company. Any announcement made during the auction process takes precedence over any material published about the event.

BROKER PARTICIPATION: Broker Participation is welcome, but not required. A 2% commission will be paid to the licensed broker who, registers the bidder who pays for and settles for the real estate. A broker buying on their behalf, or on behalf of any business entity which they hold an interest, is not entitled to a commission.



AUCTION DIVISION
507.285.1444
Rochester, Minnesota



P.O. Box 7127, Rochester, MN 55903-7127 USA

Phone: 507.285.1444 Fax: 507.285.0034

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Diane Maas, President, Maas Companies Inc.

www.maascompanies.com



\$8.25 MILLION DOLLAR PULSE PROCESSING PLANT & TRANSLOADING, GRAIN ELEVATOR ON 34.71± ACRES

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SEALED BID DEADLINE
TUESDAY, SEPTEMBER 15TH 4:00PM MDT
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WEDNESDAY, SEPTEMBER 16 4:00PM MDT
PARDUE GRAIN, INC.
64 Pardue Road, Cut Bank, MT 59427

*Sealed Bid
Processing Facility
& Online Support
Equipment
Auction*

AUCTION PROCESSING PLANT



2019-NEW \$8.25 MILLION DOLLAR FOOD GRADE PULSE PROCESSING FACILITY (EQUIPMENT OFFERED AS PACKAGE TO BE REMOVED)



2019-2,400SQ.FT. FINISHED PRODUCT STORAGE/RAIL/TRUCK LOADING BUILDING , 2-6,600SQ.FT. FLAT STORAGE WAREHOUSES



APPROX. 30 LOTS OF LEASED EQUIPMENT TO BE SOLD PIECEMEAL IN ONLINE ONLY AUCTION-SEE CATALOG FOR COMPLETE DETAILS



CALL FOR COMPLETE AUCTION DETAILS!! • 507-285-1444