

LENDER OWNED SEALED BID AND ONLINE AUCTION

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SEALED BID DEADLINE TUES., DEC. 1 - 4:00PM MST - ONLINE AUCTION DEADLINE WED., DEC. 2 - 4:00PM MST

Bakken Oilfield Brine/Water Treating & Reclamation Facility

77,629Sq. Ft. on 48.74± Acres

2,103,000 Gallons Storage Capacity

(Former Montola Oilseed Processing Facility)



CULBERTSON, MONTANA USA

MAAS
companies inc

AUCTION DIVISION

507.285.1444

Rochester, Minnesota

LENDER OWNED SEALED BID AND ONLINE AUCTION

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Complete Liquidation of Real Estate & Equipment • Some Equipment Will Be Sold Piecemeal



**SEALED BID DEADLINE TUESDAY,
DECEMBER 1 - 4:00PM MST-
ONLINE AUCTION DEADLINE
WEDNESDAY, DECEMBER 2 - 4:00PM MST**

**FORMER SIONIX OILFIELD
SOLUTIONS RECLAMATION FACILITY**
2049 HWY 2, Culbertson, Montana

PLANT SUMMARY: Since 1956, the Culbertson plant had been operating – crushing and refining oilseed crops. In 2007, a 4,070 Sq. Ft. building expansion project was started, but never completed. The concrete footings and knee wall can be seen at the front center portion of the property. The 3-Story building would have housed new hexane extraction equipment; the plant and new hexane extraction equipment were auctioned in 2010. Since 2010, the plant has undergone a transition from oilseed crushing and refining to brine and water reclamation. The oilseed crush and hexane equipment has been sold, but the de-waxing and oil refinery equipment is still on site. The most recent operators of the plant have added new equipment and modified existing equipment to clean and treat liquid waste from the oilfield industry. The plant is adjacent to the BNSF main line and had a 1,000' rail spur, which was removed by a previous tenant. The rail scale and scale equipment is still installed and a new owner may wish to reconnect to the main line.

PLANT STORAGE CAPACITIES:

CRUDE OIL: 6 Steel Tanks- 2,020,000 Gallons

REFINED OIL: 10 Steel Tanks- 196,600 Gallons

METERING TANKS: 7 Steel Tanks- 61,000 Gallons

SEED: Flat Storage (Seed Warehouse #1 & #2)- 520,500 Bushels

Steel Bins (8-65,000 Bushels Each)- 520,000 Bushels

Steel Bins (2-4,000 Bushels Each)- 8,000 Bushels

MEAL: 2 Meal Warehouses- 3,000 Tons • 3 Meal Bins/Silos- 770 Tons

TRUCK & RAIL SCALES: FAIRBANKS-MORSE, 10'x60' Scale, RICE LAKE Digital Read-Out; OHAUS

2610G Triple Beam Balance; L.L MURPHY SCALE COMPANY Registering Beam and CARDINAL

Digital Read-Out; EPSON Ticket Printer

ZONING: Industrial

UTILITIES: City Sewer/Water, Electric: Sheridan Electric, Gas: Propane Tanks At Site



SURPLUS EQUIPMENT TO BE SOLD VIA ONLINE ONLY AUCTION: Online Auction Bidding Ends Wednesday, December 2nd 4:00pm MST.

Online Items Include: 2- 40' Shipping Containers (1-Used for Water Filtration/Processing, 1-Used for Spare Parts Storage), 2-Office/Bunk House Mobile Trailers on Skids, 1-5,000 Pound Capacity Tandem Axle Utility Trailer, 1-Modified Tow Behind Ag Spray Trailer.

LOCATION: Culbertson is just 43 miles west of Williston, North Dakota and 60 miles south of the Canadian border. It is located in the Bakken Shale Oil and Gas Formation in N.E Montana.

INSPECTIONS: Monday, November 9
Monday, November 23
Other Times By Appointment

9:00am-3:00pm MST
9:00am-3:00pm MST

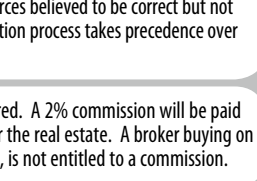
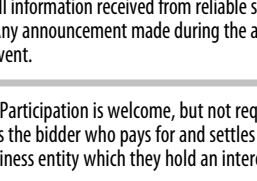
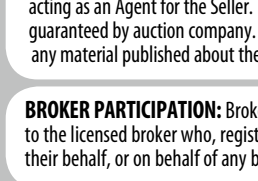
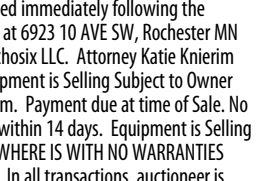
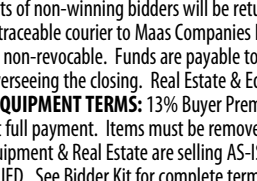
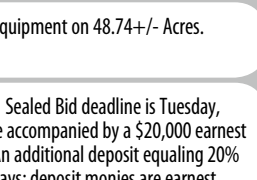
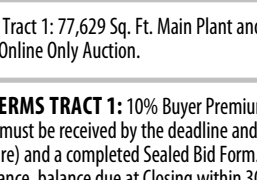
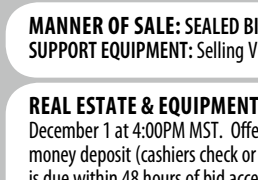
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CULBERTSON, MONTANA

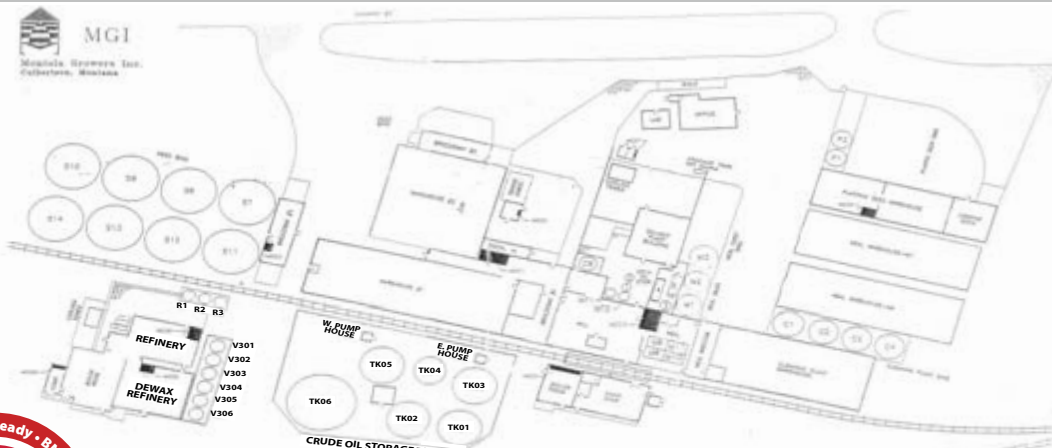
SEALED BID DEADLINE TUESDAY, DECEMBER 1 - 4:00PM MST -
ONLINE AUCTION DEADLINE WEDNESDAY, DECEMBER 2 - 4:00PM MST



MANNER OF SALE: SEALED BID: Tract 1: 77,629 Sq. Ft. Main Plant and Equipment on 48.74 +/- Acres.
SUPPORT EQUIPMENT: Selling Via Online Only Auction.

REAL ESTATE & EQUIPMENT TERMS TRACT 1: 10% Buyer Premium. Sealed Bid deadline is Tuesday, December 1 at 4:00PM MST. 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. 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. 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 Echosis LLC. Attorney Katie Knierim with Chistoffersen and Knierim is overseeing the closing. Real Estate & Equipment is Selling Subject to Owner Confirmation. **ONLINE SUPPORT EQUIPMENT TERMS:** 13% Buyer Premium. Payment due at time of Sale. No equipment can be removed without full payment. Items must be removed within 14 days. Equipment is Selling Subject to Owner 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.



CRUDE OIL STORAGE TANKS

STORAGE CAPACITY:

Oilseed	(bushels)
W1	210,500
W2	310,000
S7	65,000
S8	65,000
S9	65,000
S10	65,000
S11	65,000
S12	65,000
S13	65,000
S14	65,000
	1,040,500

Oil	(gallons)
TK01	250,000
TK02	250,000
TK03	250,000
TK04	170,000
TK05	250,000
TK06	850,000
V301	20,000
V302	20,000
V303	20,000
V304	20,000
V305	20,000
V306	20,000
R1	21,000
R2	21,000
R3	21,000
	2,203,000

Meal	(tons)
M1	250
M2	250
M3	270
M6	1,500
M7	1,500
M8	18
M9	18
M10	18
M11	18
	3,842

Plant Seed	(bushels)
P1	4,000
P2	8,000

VOLUME:

Bins	(cubic feet)
C1	12,438
C2	12,438
C3	12,438
C4	12,438
C8	12,637
	5,418
	73,225

Bins	(gallons)
MT1	8,779
MT2	8,779
1	5,259
2	5,259
3	10,790
4	10,140
5	12,000
	61,011

convert cubic feet to gallons: 831,355



AUCTION DIVISION
507.285.1444
Rochester, Minnesota



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

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Diane Maas, President, Maas Companies Inc.

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48.74± ACRES REAL ESTATE & EQUIPMENT
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2049 HWY 2
Culbertson, Montana

*Sealed Bid
Reclamation Facility
& Online Support
Equipment
Auction*

LENDER OWNED SEALED BID AND ONLINE AUCTION



SELLING WITH THE REAL ESTATE: FLO-TREND SLUDGE MATE CONTAINER FILTER AND OIL/WATER SEPARATOR, CONTAINERIZED DAF UNIT



SELLING VIA ONLINE AUCTION: 2-40' SHIPPING CONTAINERS (1-USED FOR WATER FILTRATION, 1-USED FOR SPARE PARTS STORAGE)



SELLING VIA ONLINE AUCTION: 2-MOBILE OFFICE/BUNK HOUSE TRAILERS ON OILFIELD SKIDS



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