

SEALED BID REAL ESTATE AND ONLINE EQUIPMENT AUCTION

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TUES., FEB. 18 • TRACT 1 VAN WERT REAL ESTATE, TRACT 2 DELPHOS WAREHOUSE LEASE SEALED BID DEADLINE **4:00PM EST**

THURS., FEB. 20 • SURPLUS EQUIPMENT ONLINE BIDDING ENDS **4:00PM EST**

Complete Liquidation of Wellman Seeds Inc.

Food Grade Non-GMO Soybean Conditioning, Packaging, Shipping and Warehousing Facility in Van Wert, Ohio • 4.83 ± Acres, 27,826Sq.Ft., 202,000 Bushels of Storage Capacity, Truck Scale, Adjacent to Rail, 2-Residential Lots • Plus- Seed Conditioning Facility in Delphos, Ohio with 35,803Sq. Ft. of Warehouse Space For Lease • Online Auction Items Include: Surplus Forklifts, Trailers, Grain Trucks, Semi-Tractors/Trailers, Pickup Trucks, Augers, Conveyors, Seed Tenders, Weigh Wagons, Gravity Wagons, Tractors and Many More Items!



WAREHOUSE LEASE AUCTION
NAME YOUR BEST PRICE/TERM!!
 35,803SQ. FT. OF PRIME INDOOR STORAGE
 DRIVE IN AND 3-LOADING DOCKS (2-ENCLOSED)



ALL ROLLING STOCK IS SURPLUS AND MUST BE SOLD

VAN WERT & DELPHOS, OHIO USA

*Real Estate,
 Equipment,
 Warehouse Lease
 Offered In Tracts!*

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SEALED BID AND ONLINE AUCTION

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Complete Liquidation of Wellman Seeds Inc. Real Estate and Equipment



TUESDAY, FEBRUARY 18 TRACT 1 VAN WERT REAL ESTATE, TRACT 2 DELPHOS WAREHOUSE LEASE
SEALED BID DEADLINE 4:00PM EST
THURSDAY, FEBRUARY 20 SURPLUS EQUIPMENT
ONLINE BIDDING ENDS 4:00PM EST

WELLMAN SEEDS INC.

701 Monroe Street, Van Wert, OH 45891

PLANT SUMMARY: Food grade non-GMO soybean conditioning, packaging, shipping and warehousing facility located adjacent to the CFE rail line. Last Operated June 2024. Plant Production Output of 250 bushels/150CWT per hour. Originally built in the 1980's with substantial equipment upgrades to include new truck scale, Clipper Conquest seed cleaner, Crippen polisher, A-MECS color sorter, Chatland bagging head with Brian Luebbe auto scaling 10 bags/minute, Fischbein sewing head, Chatland/Fuji robotic palletizer, See Equipment Catalog for Complete Details.

PLANT RECEIVING: North Receiving System Includes: Small Inground Pit/Auger with 1,000BPH Capacity 70' Elevator Leg, 6-Duct Manual Distributor. 5-Northeast Bins Filled with Portable Auger, 4-South Bins are Filled Via Spout from the 1,000BPH Leg, West Receiving System Includes: 1,000BPH 70' Tall Elevator Leg, No Pit/Portable Swing Hopper Used for Filling. The Plant Receiving System Includes a Small Pit to Auger that Feeds a 3,000BPH Capacity 90' Elevator Leg, 6 Duct, & 4 Duct Manual Distributors. (2) Out of Service 500BPH Former Process Legs 60' Tall.

PLANT STORAGE CAPACITY: North Bins: (4) 15,000 Bushel Brock Steel Bins, (3) 9,000 Bushel Bins, (3) 8,000 Bushel Bolted Steel Bins, (4) 11,000 Bushel Bins, (1) 12,000 Bushel Bin, (2) 8,000 Bushel Bolted Steel Bins, 24'Dx18'H, (1) 12,000 Bushel Bin,

ZONING: I2-General Industrial

POWER/UTILITIES: Electricity: AEP Ohio-3 Phase, Natural Gas: Enbridge Gas Ohio, Sewer: Municipal, Water: Municipal

TAXES: Parcel Numbers/Acres/Real Estate Taxes 2024: County: Van Wert, 120239080000-Acres 1.43-RE Taxes \$3,733.60, 120318440000-Acres 2.58-RE Taxes \$4,843.06, 120239040000-Acres 0.41-RE Taxes \$488.44, 120238880000-Acres 0.41-RE Taxes \$443.88, TOTAL RE TAXES 2024: \$9,508.98

VAN WERT TO SELL VIA SEALED BID AS A PACKAGE WITH THE BIDDER HAVING THE OPTION TO INCLUDE OR EXCLUDE THE SEED CLEANER, POLISHER, COLOR SORTER, BAGGING HEAD/SCALE, SEWING HEAD, ROBOTIC PALLETIZER IN THEIR BID. *IF THE HIGH BIDDER DOES NOT INCLUDE THOSE ITEMS IN THEIR BID, THEN THOSE ITEMS WILL BE OFFERED IN THE ONLINE EQUIPMENT AUCTION.

Sealed Bid Auction Includes Tract 1: Van Wert Real Estate and Equipment*, Tract 2: Delphos Warehouse Space Lease, Online Auction Bidding Ends Thursday, February 20 at 4:00pm EST. Online Items Include: Forklifts, Trailers, Grain Trucks, Semi-Tractors/Trailers, Pickup Trucks, Augers, Conveyors, Seed Tenders, Weigh Wagons, Gravity Wagons, Tractors, Seed Totes, Plastic Jugs, Plastic Sprayers, New Chemicals and Many More Items!



LOCATION: Wellman Seeds Inc. has their main location in Van Wert, Ohio and a secondary location in Delphos, Ohio which is about 15 miles to the east. Van Wert County is positioned along four-lane U.S. 30. More than 63 percent of the manufacturing facilities and 80 percent of U.S. corporate headquarters can be reached by highway transportation in one day. Interstate 75, US Highways 224, 127 and numerous state and county paved roads surround the two properties.

INSPECTIONS: VAN WERT: 701 MONROE STREET VAN WERT, OHIO 45891

Tuesday, January 28 9:00am-3:00pm EST

Tuesday, February 11 9:00am-3:00pm EST

DELPHOS: 23778 JENNINGS DELPHOS ROAD DELPHOS, OHIO 45833

Wednesday, January 29 9:00am-3:00pm EST

Wednesday, February 12 9:00am-3:00pm EST

Live Online Bidding
877-505-7770

Powered By:
proxibid
www.proxibid.com

Please Note:

All Rolling Stock is Located at the Delphos, Ohio Location.

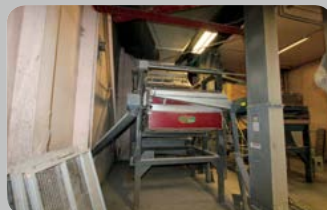
TAKE VIRTUAL TOUR AT WWW.GRAINELEVATORAUCTION.COM
REQUEST BIDDERS KIT FOR SEALED BID FORM AND COMPLETE TERMS AND DETAILS!

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

VAN WERT & DELPHOS, OHIO

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VAN WERT CONDITIONING EQUIPMENT SELLING WITH REAL ESTATE OR PIECEMEAL IN ONLINE AUCTION LOTS: 13,15,17,21,22



VAN WERT SEED PLANT PALLETIZING ROBOT LOT 22 / WAREHOUSE BUILDING/LOADING DOCKS, 8,815SQ.FT.



VAN WERT NORTH WAREHOUSE, OFFICE, SHOP BUILDING, 16,000SQ. FT.



DELPHOS WAREHOUSE SPACE, 3-SECTIONS AVAILABLE TOTALING 35,803SQ. FT / OFFERS ACCEPTED VIA SEALED BID AS TRACT 2



MANNER OF SALE SEALED BID AUCTION INCLUDES TRACT 1 & 2:

TRACT 1: VAN WERT FOOD GRADE NON-GMO SOYBEAN CONDITIONING FACILITY REAL ESTATE AND EQUIPEMNT*

*Processing Equipment to Sell Piecemeal if Not-Included in Entirety Bid. *LOTS 13, 15, 17, 21, 22 OFFERED WITH OR WITHOUT TRACT 1.

TRACT 2: DELPHOS SEED CONDITIONING FACILITY- WAREHOUSE LEASE ONLY-NO REAL ESTATE OR EQUIPMENT, DOES NOT INCLUDE OFFICE.

Matterport™ 360 Virtual Tour Available 24/7

PIECEMEAL SUPPORT EQUIPMENT LOTS:

13*,15*,17*,21*,22*,24, 25, 45, 50, 100-242 to be sold VIA ONLINE AUCTION ENDING THURSDAY, FEBRUARY 20 AT 4:00PM EST.

REAL ESTATE TERMS TRACT 1 - 10% Buyer Premium. Sealed Bid Deadline for Tract 1 is Tuesday, February 18, 4:00pm EST. Offers must be received by the deadline and be accompanied by a \$20,000 earnest money deposit (cashier's check-payable to Northwest Title or wire transfer) and a completed Sealed Bid/Terms Form. An additional deposit equaling 20% and signed purchase agreement, are 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 emailed or delivered by traceable courier to Maas Companies Inc at: 6923 10 AVE SW, Rochester, MN 55902. **LEASE TERMS TRACT 2 - 10% Buyer Premium.** Sealed Bid Deadline for Tract 2 is Tuesday, February 18, 4:00pm EST. Offers must be received by the deadline and be accompanied by a \$5,000 earnest money deposit (cashier's check-payable to Barrett, Easterday, Cunningham & Eselgroth LLP or wire transfer) and a completed Sealed Bid/Terms Form. A deposit equaling 20% and signed lease agreement, are due within 48 hours of bid acceptance, balance due at lease commencement within 30 days of auction deadline; deposit monies are earnest monies and non-refundable. Tract 1- Real Estate & Equipment, Tract 2- is Selling/Offered for Lease, Subject to Owner Confirmation. Bids/Offer are binding and non-revocable. *Seller may extend real estate closing past 30 days if needed. Barrett, Easterday, Cunningham & Eselgroth LLP will be overseeing the closing.

SUPPORT EQUIPMENT TERMS: 13% Buyer Premium. Full Payment Due within 48 hours of bid acceptance. No equipment can be removed without full payment. Lot 13, 15, 17, 21, 22 must be removed within 45 days. Removal company must meet insurance requirements. Vehicles/trailers 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 real estate broker, who registers the bidder who pays for and settles for the Tract 1 real estate or signs and pays security deposit and first/last month's rent for Tract 2. A broker buying/leasing on their behalf or any business entity which they hold an interest, is not entitled to a commission.



AUCTION DIVISION
507.285.1444
Rochester, Minnesota

COMPLETE LIQUIDATION OF WELLMAN SEEDS INC.



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.

Maas Companies of Ohio, Inc., #2011000032



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WELLMAN SEEDS INC.

701 MONROE STREET VAN WERT, OHIO 45351

23778 JENNINGS DELPHOS ROAD DELPHOS, OHIO 45833

Sealed Bid Food Grade Non-GMO Soybean Conditioning Facility, Warehouse Lease, Support Equipment Online Equipment Auction

AUCTION SOYBEAN CONDITIONING PLANT SURPLUS EQUIPMENT WAREHOUSE LEASE

GRAIN TRUCKS, SEMI-TRACTORS/TRAILERS, FLATBED TRUCKS, TRACTORS



FORKLIFTS, SEED TENDER TRUCKS/TRAILERS, PORTABLE SEED TREATING TRAILER, 5TH WHEEL TRAILER



TIMPTE SUPER HOPPER TRAILERS, 53' DRY VAN TRAILERS, PORTABLE GRAIN AUGGERS, SEED TENDERS, GRAVITY WAGONS



COMPLETE LIQUIDATION OF WELLMAN SEEDS INC.