

4 - LOCATION GRAIN ELEVATOR - GRAIN BIN & EQUIPMENT & WAREHOUSE

# ABSOLUTE AUCTION

Thursday  
June 15, 2017

## 4 - SEPARATE LOCATIONS & SALE TIMES

**10:00 A.M.** - Complete Grain Elevator Complex at Wilder, MN.

**11:15 A.M.** - 250,000 bushel Behlen grain bin and associated equipment to be moved at Lakefield, MN.

**1:00 P.M.** - Complete Grain Elevator Complex at Sherburn, MN.

**2:00 P.M.** - Two Real Estate Tracts. One with a Warehouse building and One with 2 Grain bins at Trimont, MN.

### LOCATION #1: Wilder, Minnesota @ 10:00 A.M.

#### Complete Grain Elevator Complex

Property Address: 92463 440th Avenue, Windom, MN.

Approximately 4 miles southwest of Windom on Highway #60.



This complete grain elevator complex has approximately 789,000 bushels of grain storage that consists of 3 - 160,000 bushel, 3 - 80,000 bushel & 2 overhead 3,500 bushel steel grain bins and an approximate 62,000 bushel wood elevator. It also has a 1999 Handler 3 phase grain dryer, 120,000 pound truck scale, office, over and under conveyor systems. All of this is located on an approximate 7.5 acre site with an excellent location right off Highway 60 just southwest of Windom, MN.

**Open House Inspection:** Tuesday, June 6, 2017 from 9:00A.M. to 11:00 A.M. or by appointment with Sam Burton by calling 507-662-5272.

#### Wilder Location - Two Quonset Buildings "To be moved"



These two Quonset buildings are located approximately 1/2 mile south of the Wilder grain elevator complex. They will be offered separately following the elevator sale. They will be sold to be moved off their location by November 1, 2017. Full settlement to be made the day of the auction for these two buildings.

### REAL ESTATE AUCTION SALE TERMS

This is an "ABSOLUTE - NO RESERVE AUCTION", so all potential bidders and buyers should come prepared to buy. All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer(s) at the conclusion of the auction will enter into a Purchase Agreement and shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before July 20, 2017, when clear title is passed via a warranty deed at the closing. The buyer will have possession upon closing. The Seller & Buyer(s) shall prorate all real estate taxes that are due and payable in 2017 based upon the closing date. The Buyers shall be responsible for all 2018 taxes and any assessments and subsequent years. The property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility or other easements of record. The prospective bidders / buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

### AUCTIONEERS NOTE

We are very honored to have been asked to represent the Crystal Valley Cooperative with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property & grain equipment. If you are considering putting up grain storage or are looking for an opportunity to expand your grain operations, these are certainly auctions that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to actual boundary lines of property. The potential interested parties shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and the sales staff are representing the seller. Please remember that this is a 4 location auction, so please plan your day accordingly to be with us for this auction that is open to the public. We look forward to seeing everyone at the auction. Remember that the auction begins at 10:00 A.M. sharp, at the Wilder location first so don't be late. Respectfully, Dan Pike & Associates Auction Company.

### For Additional Information

Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Crystal Valley Cooperative Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

### LOCATION #2: Lakefield, Minnesota @ 11:15 A.M.

#### 250,000 Bushel Grain Bin & Overhead Conveyor "To Be Moved"

Property Address: 106 Main Street, Lakefield, MN.

This grain bin is located on the south end of Main Street in Lakefield, MN.



This is a 1986 Behlen 72' x 21 ring approximately 250,000 bushel steel grain bin with overhead conveyor and 2 aeration fans. It will be sold to be moved off its location by November 1, 2017. Full settlement to be made the day of the auction for this bin and equipment. Buyer must provide seller with proof of liability insurance coverage within 10 days following the auction and prior to any dismantling of the bin or equipment begins.

### LOCATION #3: Sherburn, Minnesota @ 1:00 P.M.

#### Complete Grain Elevator Complex

Property Address: 2 West Second Street, Sherburn, MN.

This facility is located in the southwest part of Sherburn, MN.



This complete grain elevator complex has approximately 142,000 bushels of grain storage in wooden elevators & 5 grain bins. It also has a truck scale, office, overhead & leg conveyor systems. All of this is located on a good location in southwestern Sherburn, MN.

**Open House Inspection:** Tuesday, June 6, 2017 from 9:00A.M. to 11:00 A.M. or by appointment with Rick Olson by calling 507-841-4021.

### LOCATIONS #4 & #5: Trimont, Minnesota @ 2:00 P.M.

#### Warehouse Storage Building & Bin Site

Property Address: Both parcels will be sold at 510 Apple Street Trimont, MN.

These two property are located on the east / northeast area of Trimont, MN.



Location #4: At 510 Apple Street has an approximate 60'x120' storage building with concrete floor on an 75/x150' lot.

For more information or to view these two properties call Brian Krumwiede @ 507-236-2289

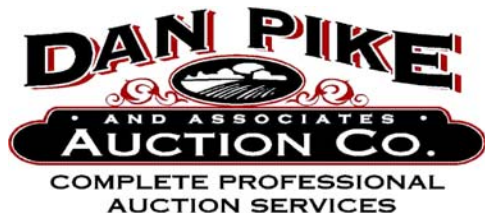
Location #5: On the east side of Trimont on an approximate 41,560 square foot lot has 2 older steel grain bins. Watch for auction signs.



## OWNER

# Crystal Valley Cooperative

SALE  
CONDUCTED  
BY



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### Auctioneers

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