

REAL ESTATE AND EQUIPMENT AUCTION

www.maascompanies.com

MONDAY, JULY 8 • TRACT 1 PARCELS 1-2, 429.47± ACRE MAIN PLANT SITE SEALED BID DEADLINE 4:00PM MDT

MONDAY, JULY 15 • TRACT 2 PARCELS 4-5, PIECEMEAL EQUIPMENT ONLINE BIDDING ENDS 4:00PM MDT

Complete Liquidation of Sidney Sugars Incorporated

Sugar and Agricultural Products Processing, Packaging, Shipping and Warehousing Facility with Pellet Mills, Tank Farm, Fenced Rail Yard with Indoor Loading, 4MW Power Generation Plant with 429.47± Acres of Land Plus-2 Parcels Consisting of 270 Acres (240 of Which are Tillable) Along the Yellowstone River, Vehicles, Excavating Equipment and 42 Person Modular Housing Unit all Selling Piecemeal!



270 ACRES, (240 TILLABLE ACRES), OF FARMLAND ALONG THE YELLOWSTONE RIVER PART OF THE LOWER YELLOWSTONE IRRIGATION PROJECT



BMA TOWER DIFFUSER AND COSSETTE MIXER TO BE SOLD PIECEMEAL AS A PACKAGE. INSTALLED IN 1998, NEW DIFFUSER BULL GEAR IN 2019 FOR \$1,450,000

SIDNEY, MONTANA 59270 USA

*270 Total Acres
240 Tillable Acres
of Farmland
Selling in Tracts!*

MAAS
companies inc
sidneysugarsauction.com

SUGAR BEET/BIO MASS/POWER PLANT

SEALED BID AND ONLINE AUCTION

www.maascompanies.com

Complete Liquidation of Sidney Sugars Real Estate and Equipment



*MONDAY, JULY 8- TRACT 1-PARCELS 1-2, 429.47± ACRE
MAIN PLANT SITE SEALED BID DEADLINE 4:00PM MDT
MONDAY, JULY 15- TRACT 2-PARCELS 4-5, PIECEMEAL
EQUIPMENT ONLINE BIDDING ENDS 4:00PM MDT*

SIDNEY SUGARS INCORPORATED 35140 County Road 125, Sidney, MT 59270

REASON FOR SALE: Sidney Sugars beet sugar plant began plant closure procedures on April 14, 2023. As a result of the plant closure, all surplus real estate and equipment will be sold via a Sealed Bid and Online Auction. Maas Companies is auctioning the main process facility, Parcel 1, with Parcel 2, via a Sealed Bid Auction. Parcel 1 is the majority of the process equipment, buildings and associated 325.47± acres of the main plant site. Parcel 2 consists of 104 acres of land. Parcels 4 & 5 will sell as a package. Parcel 4 consists of 30.529± acres of hunting/recreational land. Parcel 5 consists of 240 acres of irrigated tillable farmland along the Yellowstone River which is part of the Lower Yellowstone Irrigation Project. Parcels 4 & 5 and remaining surplus equipment will all sell piecemeal via an online auction.

PLANT SUMMARY: The facility has processed locally grown sugar beets into refined sugar and related agri-products since it was constructed in 1925. Sidney Sugars Incorporated acquired the facility in 2002 and operated it through the 2023 processing campaign. At its peak, its 300 employees processed sugar beets grown on approximately 45,000 acres in Eastern Montana. The plant is a perfect candidate to be repurposed for another industry. The plant is centrally located in Sidney, along the BNSF railroad with several thousand feet of owned rail on Parcel 1. The main rail loading building is climate controlled and has rail scales.

PLANT STORAGE CAPACITIES:
TOTAL STORAGE CAPACITIES: EXTERIOR TANKS: 8,704,000 Gallons/207,238.10 BBL-Molasses 1,670,000 Gallons/39,760 BBL, Thick Juice Storage Tank #1 3,370,000 Gallons/80,400 BBL, Thick Juice Storage Tank #2 1,219,000 Gallon/ 29,030 BBL, Thick Juice/Molasses Storage Tank #3 1,219,000 Gallon/ 29,030 BBL, Thick Juice Storage Tank #4 1,219,000 Gallon/ 29,030 BBL. SUGAR DRY STORAGE SILOS: 1,900,000 Approx. CWT-4 Cement Silos 250,000 CWT, Weibull Steel Silo 490,000 CWT, 10 Cement Silos 1,000,000 CWT.PELLETS STORAGE DRIVE IN BIN: 8,000 Tons.

SCALES RAIL/TRUCK: Inside Rail Car Bulk Sugar Loading L.R. Murphy/Cardinal/Fairbanks, North Scale House 90'x10' L.R. Murphy/Cardinal/Fairbanks, South Scale House 2-70'x10' Fairbanks, S.W. Gate Scale House 70'x10', 60'x10' Fairbanks

ZONING: Industrial Real Property, Non-Qualified Ag, Agricultural and Timber Properties

POWER: 3,000 KVA Montana Dakota Power Company

UTILITIES: City Water/Sewer (new lift station pumps needed), Natural Gas, Phone/Cable/Internet

TAXES: Richland County, Parcel ID #s:
Parcel 1: 27-3444-35-3-01-01-000; Parcel 2: 27-3444-25-3-03-01-000;
Parcel 4: 27-3444-36-3-01-01-000; Parcel 5: 27-3444-35-3-01-01-000



SUPPORT EQUIPMENT AND FARM/HUNTING/RECREATIONAL LAND TO BE SOLD VIA ONLINE ONLY AUCTION:

Online Auction Bidding Ends Monday, July 8 4:00pm MDT. Online Items include: Tract 2-Parcel 4-30.529± Acres Hunting/Recreational Land, Parcel 5-240 Acres Farmland, BMA Diffuser and Cossette Mixer, 42 Person Modular Housing Unit, CAT Bulldozer, Deere/Volvo Wheel Loaders, Volvo Dump Trucks, Tanker Truck, Service Trucks, Pickups, Trailers, Toyota/Nissan Forklifts, Fisher Industries Conveyor, Soil Sampling Trailer. See Website for Complete Equipment List and Photos.

LOCATION: Sidney Sugars Incorporated and adjacent surplus land is located on the edge of the Bakken oil formation. The town of 6,167 people is the county seat for Richland County. Sidney is located in the Yellowstone Valley in Northeast Montana on the Yellowstone River, approx. 10 miles from the North Dakota border. The river provides irrigation to over 58,000 acres of farmland in the valley. Known as "Montana's Sunrise City" Sidney has two main industries: agriculture- grains, wheat, hay, beans and oil production.

INSPECTIONS: Tuesday, June 4 9:00am-3:00pm MDT
Tuesday, June 18 9:00am-3:00pm MDT
Tract 1 Buyers Please RSVP, Other Times By Appointment

Live Online Bidding
877-505-7770

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TAKE VIRTUAL TOUR AT WWW.SIDNEYSUGARSAUCTION.COM
REQUEST BIDDERS KIT FOR COMPLETE TERMS AND DETAILS!

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

SIDNEY, MONTANA

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MONDAY, JULY 15 • TRACT 2 - PARCELS 4-5, PIECEMEAL EQUIPMENT ONLINE BIDDING ENDS 4:00PM MDT

TWO STORY OFFICE WITH FULL KITCHEN, RESTROOMS, MEETING ROOMS, PRIVATE OFFICES, LAB AND FULL BASEMENT



MAIN CARBONATION TANK, BEET WASHER/ELEVATOR, PUTSCH BEET SLICERS, SILVER/BMA CENTRIFUGES



4-DURCO FILTER PRESSES, 2-WESTINGHOUSE 2000KW STEAM TURBINES/RELATED POWER GENERATION EQUIPMENT/BOILERS



FISHBEIN BAG FILLING STATIONS, MILLIONS OF DOLLARS WORTH OF SPARE PARTS, ROTEX SHAKER SCREENS



MANNER OF SALE

TRACT 1: INCLUDES PACELS 1-2

Parcel 1: 325.47± Acres Main Plant Site and Designated Equipment-Selling Sealed Bid
Parcel 2: 104± Acres Land-Selling Sealed Bid

TRACT 2: INCLUDES PARCELS 4-5

Parcel 4: 30.529± Acres Land-Selling Online
Parcel 5: 240± Acres Farmland With Irrigation Equipment-Selling Online

 Matterport™ 360 Virtual Tour Available 24/7

PIECEMEAL SUPPORT EQUIPMENT LOTS:

6-14, 50-81 to be Sold Via Online Auction Ending Monday, July 15 at 4:00pm MDT

REAL ESTATE TERMS TRACT 1-PARCELS 1-2, 10% BUYER PREMIUM. Sealed Bid Deadline for Tract 1 is Monday, July 8th at 4:00pm MDT. Offers must be received by the deadline and be accompanied by a \$20,000 earnest money deposit (cashier's check-payable to Sidney Sugars Incorporated 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. **TRACT 2-PARCELS 4-5: 10% Buyer Premium.** Online bidding for Tract 2 ends Monday, July 15th at 4:00PM MDT. A 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. Tract 1 & 2: Real Estate & Equipment is Selling Subject to Owner Confirmation. Bids are binding and non-revocable. *Seller may extend real estate closing past 30 days if needed. Stewart Title in Minneapolis, MN will be handling 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 6 must be removed within 6 months. Removal company must meet insurance requirements. Lot 7-14 must be removed by designated rigging company within 60 days. Vehicles/trailers must be removed within 14 days. Lot 50 removal is within 30 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.



AUCTION DIVISION
507.285.1444
Rochester, Minnesota

SUGAR BEET/BIO MASS/POWER PLANT



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Diane Maas, President, Maas Companies Inc.

www.maascompanies.com



SUGAR BEET PROCESSING PLANT ON RAIL LINE WITH 429.47± ACRES, 270 ACRES (240 FARMLAND, 30 HUNTING SELLING PIECEMEAL)

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SIDNEY SUGARS INCORPORATED
35140 County Road 125, Sidney, MT 59270

*Sealed Bid
Processing Facility
& Online Land,
Support Equipment
Auction*

AUCTION PROCESSING PLANT SURPLUS EQUIPMENT 240 ACRES OF FARMLAND

2002 CAT D6M-LGP BULLDOZER, 5-WHEEL LOADERS- 2006/2011 DEERE/1997 KOMATSU/2003 VOLVO, 5-1997 VOLVO DUMP TRUCKS, 9-SERVICE TRUCKS



5-FORKLIFTS- TOYOTA/NISSAN, 100' FISHER INDUSTRIES CONVEYOR, 42-PERSON MODULAR HOUSING UNIT, 7-STORD PULP PRESSES



1998-BMA 8,000 TON/DAY DIFFUSER AND COSSETTE MIXER PACKAGE-2019 BULL GEAR REPLACED WITH 18 PIECE SEGMENTED GEAR FOR \$1,450,000



SUGAR BEET/BIOMASS/POWER PLANT