

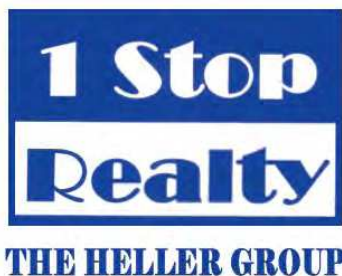
Petersen Service Center, Inc.

Elevator & Rolling Stock Inventory Sealed Bid Auction

Deadline: March 15, 2016 by 1:00 p.m.

**+/- 2.75 acres in Cedar Mills, MN
13526 CSAH 26, Cedar Mills, MN 55350
(Located 8 miles west of Hutchinson, MN on MN State Hwy 7)**

Inspection Date: Friday March 4th, 1:00-3:00 p.m.



Heller Group, 1 Stop Realty, Inc.
P.O Box 26
Olivia, MN 56277
(320) 523-1050
www.hellergrouplandsales.com



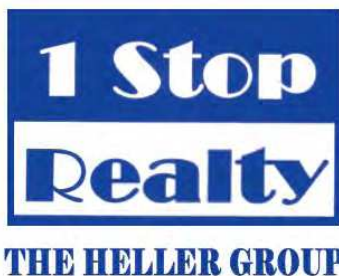
General Information

Petersen Service Center, Inc.

After several decades of proud successful and profitable operation, along with the untimely death of Ken Petersen, the Petersen family has decided to put the elevator business up for sale. Located on Minnesota Highway 7, Petersen Service Center, Inc. has been a major business in the Cedar Mills area.

This operating turn-key business with personal in place consists of +/- 2.75 acres of land, the elevator head house, storage sheds, grain bins with approximately 300,000 bushel storage, an American dryer, and all associated rolling stock, furniture, and fixtures. The Petersen family has asked us to express their appreciation to all of their customers and surrounding neighbors.

Heller Group, 1 Stop Realty, Inc. is accepting written bids on this business opportunity. The bids are due by 1:00 PM on Tuesday, March 15, 2016 at the Heller group office in Olivia MN. If you wish to obtain confidential financial information, please fill out the confidentiality agreement and send it back to Heller Group Realty Office. Once you have signed a confidentiality agreement, you can receive 3 years of financial statements, including profit and loss statements, balance sheets, and tax information.



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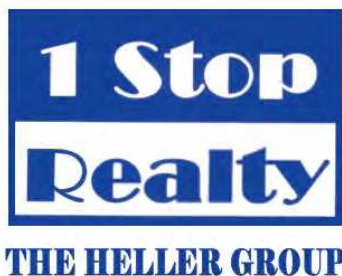
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Rolling Stock Inventory - Petersen Service Center, Inc.



- 1997 Freightliner Semi Tractor – Used around the elevator (White)
- 1996 Freightliner Semi Tractor – Current DOT, has OH engine (Blue)
- 1992 42' Cornhusker Hopper grain trailer w/ air ride
- 1993 42' Cornhusker Hopper grain trailer w/ air ride
- Van trailer w/ tandem axle
- Van trailer on ground (for storage)
- 1990 International 4700 single axle bulk feed truck
- 1987 International 1754 single axle bulk feed truck
- 1997 Ford F250 truck with flatbed
- IH F-1086 Tractor – No Cab, 18.4x38 Rear tires, 3pt hitch, triple read hyd. Outlet, S/N U11065
- Caterpillar Forklift – LP Gas, Model #GP 25K, 5,000lb Lift mast, show 3,975 hrs.
- May 24' Gooseneck Trailer – 2 axle flatbed trailer with beaver tail and ramps
- Gooseneck Trailer – 2 axle flatbed trailer with beaver tail and ramps
- Tandem axle trailer w/ 1,000 gallon poly tank used for liquid molasses
- Rem Grain Vacuator
- Westfield (Model MK X 130-94) 13"x 94' grain auger, PTO Drive
- Westfield (Model WR 100-31) Grain Auger 10" x 31', with electric motor drive
- Tebben 84" 3pt rotary brush cutter
- 3pt Blade
- 2 Fuel barrels w/ electric pump



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Building Site - Petersen Service Center, Inc.



Tax Information:

- Parcel Number: 20-0005000
- Tax Classification: Non Homestead—Comm. Land/Bld
- Yearly Taxes (per 2015): \$3,264.00

Grain Operation:

- Approx. 300,000 bu. of storage capacity
- Bins 1-17B located in main building
- Bins 19-24 all connected and filled with top U trough.
- All other bins are filled by an auger.
- All bins are emptied by vacuator or augers with bin sweeps
- American Grain dryer approximately 400 bu/per hour, LP gas with corn holding bin

Feed Business:

- Double roller mill is in main head house building – will grind approximately 40T of corn/hour, 3T horizontal mixer is also available for mixing feed rations
- Form A Feed (and other suppliers) animal feed supplements are used in the feed rations
- Both delivered bulk feed and bagged animal feeds are sold along with a variety of pet foods.
- Records indicate the feed sales have been moderately increasing.
- No grain or feed inventory included in sale of the real estate and rolling stock.

Producers Hybrids Seed Sales

- Records indicate seed sales have been growing at a steady pace for the past 4 years.

Truck Scales:

- Includes 2 truck scales with combined capacity of 240,000 lbs. (120,000 lbs Each).

Electrical Service:

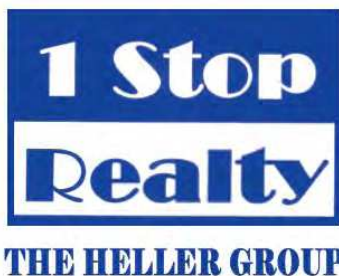
- Electrical supplier is Meeker County Co-op
- Service entrance is main 3 ph 120/480 600 amps.
- Electrical service by fuel barrels is a 3 phase service 120/240 100 amps.
- 2 electrical meters

Sewer:

- Sewer is city

Well:

- Well is 4" steel casing, ½ hp 10 gallon pump with an in well pressure tank, but of unknown depth.
- Wells in Cedar Mills are approximately 190' in depth (Source: Local area well driller).
- Drilling year unknown but has been in service for many years.
- Well also services a private residence in Cedar Mills near subject business.



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Bidding Procedure & Terms & Conditions

All Prospective Bidders must read!

Bidding Procedure:

1. Property and Rolling stock are subject to prior sale, correction or withdrawal.
2. All sealed bids must be received before 1:00 p.m. on Tuesday, March 15, 2016.
3. Sealed bids shall be for the total purchase price of both real estate and rolling stock.
4. The top sealed bids will be invited to a live auction and will have the opportunity to raise their bids. Top bidders will be notified by Heller Group, 1 Stop Realty, Inc. of date and location.

Terms & Conditions: A 10% nonrefundable earnest money deposit made out to 1 Stop Realty Trust Account is required of the successful bidder at the conclusion of the live auction portion. Seller will furnish marketable title at time of closing. The down payment is nonrefundable unless the seller cannot provide clear and marketable title. Balance will be due at closing. Closing shall be on or before 30-45 days after owner's approval. All bids and final sale is subject to the seller's approval or rejection. Verbal announcements day of the live auction take precedence over all printed material. All information on real estate and rolling stock is from sources deemed reliable, however, the seller or seller's agent offer no guarantees to the descriptions. Buyer's are required to preform their own due diligence and rely solely on their own findings. Heller Group, 1 Stop Realty stipulates they are representing the seller exclusively in this transaction.

Return Sealed Bids in person, by mail, or email to:
Heller Group, 1 Stop Realty, Inc.
1302 West DePue Ave
P.O. Box 26
Olivia, MN 56277
hellergroup@1stop-realty.com

SEALED BID FORM

Petersen Service Center, Inc.

Sealed Bid Auction

Deadline: Tuesday, March 15, 2016 at 1:00 p.m.

Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Total Bid Amount*:

\$ _____

*Total bid amount is for all real estate and rolling stock.

I, _____, have read and agree to all of the terms and conditions of this sale. If my bid is accepted as the successful bid, I will immediately enter into a purchase agreement with 10% earnest money made out to 1 Stop Realty Trust Account at the conclusion of the sale. I have performed my own due diligence on the real estate and rolling stock inventory and rely solely on those findings.

Signature: _____



THE HELLER GROUP

Heller Group, 1 Stop Realty, Inc.

P.O Box 26

Olivia, MN 56277

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Confidentiality Agreement

Heller Group, 1 Stop Realty, Inc.

Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

In consideration for having been provided the below information on the Petersen Service Center, Inc., I hereby agree:

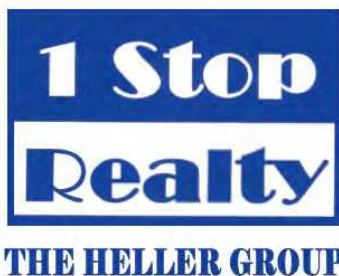
1. Recipient agrees that the confidential information is to be considered confidentiality and proprietary to Owner and Recipient shall hold the same in confidence, shall not use the confidential information other than for the purpose of its business with owner and shall disclose it only to its officers, directors or employees with a specific need to know. Recipient will not disclose, publish or otherwise reveal any of the confidential information received from Owner to any other party.
2. To conduct all further inquiry exclusively through the offices of Heller Group, 1 Stop Realty, Inc.
3. If a party determines they are not interested in this business opportunity, they shall return all information given by Heller Group, 1 Stop Realty, Inc.
4. Any information provided will not be used to compete with seller or new owner.

Receipt of copy of recent income tax information, Profit & Loss Statement, Balance Sheet, and acceptance of the terms of acknowledgement and agreements is here by acknowledged and confirmed.

Company

Signature

Date



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