

IronPlanet – Marketplace-E Public Real Estate Offering



American Casing – Williston, ND 6 Parcels of Commercial Real Estate – 15.0± Title Acres (3) Shop/Office Buildings – (2) Insulated Steel Storage Buildings

For property details and to make an offer visit
IronPlanet.com/realestate

Williston ND

American Casing – 2721 W Front St, Williston, ND 58801

Nestled in the heart of North Dakota oil country, this property sits on 15 acres and has 7 parcels, and egress off three roadways thru the City of Williston. This location is located minutes from the airport, and offers 3 shops and offices with amenities; and (2) insulated steel storage buildings.

The state of the art main building is 20,000± sq ft and has upper level corporate offices, 7 bay shop, geo-thermal heating/cooling system, 3 phase electrical with a 480 amp service with a transformer. It also has a wash-bay, overhead cranes, tire changing system, part washer, truck lift system, and driver locker room. The property accesses city water and has a private mound system septic. This building is the envy of all in town.

The two other shop office areas have their own access, which leads to a potential leasing opportunity. Both buildings offer office shop setting, private well and septic, and plenty of square footage and outside storage to accommodate most contractors.

We are asking potential buyers to view the information provided on our web page and set up a showing. Please call Steve Speer 612.518.0095 or Chris Gellner 701.388.8200 with any questions or for showing details.



Parcel 5



Parcel 5

Property may be viewed by appointment
Contact Steve Speer

For more information:

Williams Cty, ND – 701.577.4500

<http://williamscty.maps.arcgis.com/apps/webappviewer/index.html?id=ba5c0b0bd9eb4490adf62a128fe1f061>

City of Williston – 701.577.8100

City of Williston Zoning & Planning – 701.577.4567

Ritchie Bros. Real Estate – Broker – Steve Speer

612.518.0095 | sspeer@rbauktion.com

Broker #7848

Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes and assessments, zoning and permitted uses & surface lease revenue details. The information provided is a guide only.

For property details and to make an offer visit:

IronPlanet.com/realestate

Marketplace
An IronPlanet solution



Parcel 5 – Shop

Parcel 1 – Lot 1 Blk 1 # 596999 – Commercial Property

7,500± sq ft industrial shop & office insulated steel building (Building 'D')

- ▶ Built in 1980
 - ▶ **Shop:** (4) Shop Bays w/20X14 access. 3 phase electrical, 200/150 amp services, radiant ceiling heat, Clean Burn model (CB-5000) heating system. (2) Coffing floor mounted cranes, Curtis 150 gal. compressor, fuel tanks.
 - ▶ **Office:** 800± sq ft office space, bath, kitchen, server room, offices and locker room, above office storage. Access off 2nd Street W. Well and Septic. (See attached disclosures). Check county link for updated tax information.

Parcel 2 – Lot 2 Blk 1 # 596999 – Commercial Property

- ▶ Access off the 2nd St W.

Parcel 3 – Lot 3 Blk 1 # 627130 – Commercial Property

6000± sq ft shop and office insulated steel building (Building 'C')

- ▶ Built in 1980
 - ▶ **Shop:** (3) Shop Bays 20X14 access, Three phase electrical w/200 amp service, cement floor drains w/recapture tanks, 19X16ft open air wash bay w/Alkota vented model (423V4) power wash system, radiant ceiling heat, Clean Burn model (CB 5000) heating system, Castair compressor, misc. shelving, fuel tanks.
 - ▶ **Office:** 1200± sq ft office space, bath, offices, reception area, phone and internet ready, above office storage, air conditioning, access off 2nd Street W. & 26th Ave NW, Well and Septic. (See attached disclosures)

2000± insulated steel building (Building 'B')

- ▶ Built in 2006, one bay, insulated, steel building, 100 amp electrical, 20X14 ft access, cement floor w/drain, numerous wall outlets, wall mounted heating system. Building was used for storage. Access off 2nd Street W & 26th Ave NW



Parcel 5 – Wash bay



Parcel 5 – Shop



Parcel 5 – Shop

Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes and assessments, zoning and permitted uses & surface lease revenue details. The information provided is a guide only.

For property details and to make an offer visit:

IronPlanet.com/realestate



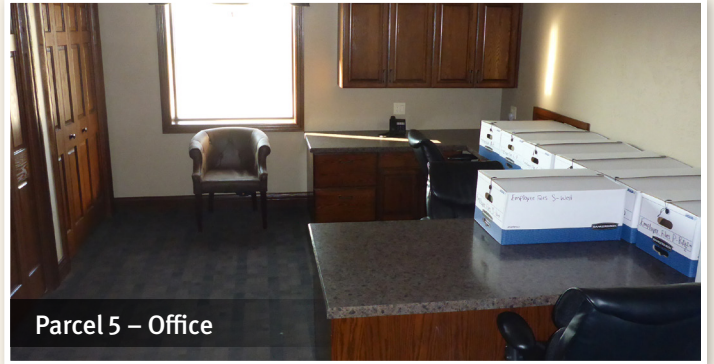
Parcel 5 – Reception



Parcel 5 – Executive office



Parcel 5 – Kitchen



Parcel 5 – Office

Parcel 4 – Lot 4 Blk 1 # 684278 – Commercial Property

6000± sq ft insulated steel building (Building 'A')

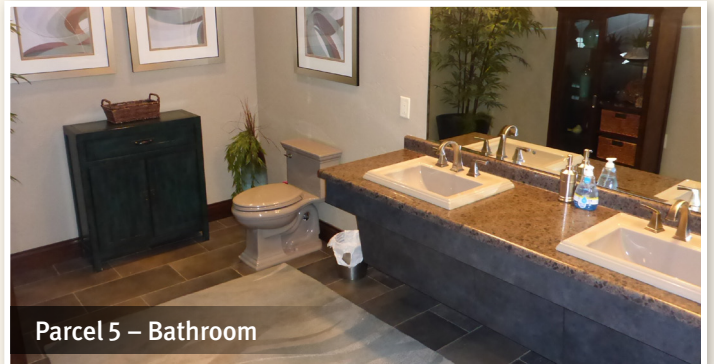
- Built in 2010, (3) Bay w/ (2) 20X16 ft access and a 20X20 access, 100 amp. electrical, (16) exterior truck plug in stations, reinforced walls, building presently used for sand storage, concrete floor, exterior lighting.

Parcel 5 – Lot 5 Blk 1 # 684278, Lot 6 Blk 1 # 684278, Lot 7 Blk 1 # 684278 Commercial Property

20000± sq ft shop and office insulated steel building (Building 'F')

- Built in 2011, (7) Bay with 16X20 ft access, 3 phase electrical w/480 amp service w/transformer, Geo-thermal heating and cooling system, 18X28X31 ft SWRI wash bay w/reclamation system, (2) exterior tanks, wash bay 1 ton crane, (2) overhead crane units, Coats 5040E rim clamp unit & Coats 1000 tire balancing system, Cuda parts washing system with racks, Rotary 30000lb truck lift, shop locker-room, all bays are fulling serviced with lubricate and power, propane fueled generator
- **Office:** 6000 ± sq ft , 2 story, office and executive suite, foyer, reception area, IT/phone system/server room, break room, executive office w/bath, executive suite; master, full bath, kitchen, theatre room, work out area, surveillance system. Access off W front Street, City water and sewer, (See Attached disclosures).

American Casing Yard completely fenced for security purposes.



Parcel 5 – Bathroom

Property Address

2721 W Front St, Williston, ND



Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes and assessments, zoning and permitted uses & surface lease revenue details. The information provided is a guide only.

For property details and to make an offer visit:

IronPlanet.com/realestate

Marketplace
An IronPlanet solution

Real Property Terms and Conditions

The following terms and conditions are applicable to all sales of real property listed for sale on this Website (the “Property”) and to sales of real property alone. With respect to real property sales, should these terms disagree with any other section of the Website Rules, these terms shall supersede those stated terms.

- **Unreserved sale** Unless otherwise expressly noted on the lot type, the Property shall be sold to the highest bidder regardless of price. Unless otherwise expressly noted on the lot type, the sale shall not be subject to any minimum bid or reserve price.
- **Cash Sale** This is a cash sale and is not contingent on the Buyer’s ability to obtain financing.
- **Agreement of Purchase and Sale** The Buyer shall execute an Agreement of Purchase and Sale, in the form we provide, without modification, immediately after being declared the high bidder.
- **Agent of Seller** We (and any appointed real estate agent, where applicable) are acting as an agent of the Seller only, and not as an agent of the Buyer or a dual agent. The Buyer may be required to sign an Agency Agreement acknowledging that they are aware they are not receiving any representation.
- **Completion by Legal Representative** Completion and closing of all real property transactions will be handled by legal representatives appointed by the Seller and Buyer, acting on behalf of the Seller and Buyer, respectively. All deposit, earnest and purchase monies in respect of the Property shall be paid to and deposited in trust with the legal representative for the Seller.
- **Deposit** Within three days after being declared the high bidder, the Buyer shall submit a NON-REFUNDABLE deposit in trust to the legal representative of the Seller in the amount of 25% of the purchase price (the “Deposit”). IronPlanet may, in our sole discretion, accept a Deposit of 10% of the purchase price if provided with an unconditional letter of financing from a lending institution acceptable to us. The balance of the purchase price shall be paid at or before closing. Section 4 – payment and escrow process; removal process – (and all of its subsections) of the Website Rules shall not apply to this transaction.
- **Administrative Fee** Immediately after being declared the high bidder, the Buyer shall pay the applicable administrative fee, if any, to IronPlanet.
- **Taxes** Any and all applicable Federal, Provincial or State taxes (including property transfer tax, if applicable) must be paid by the Buyer in addition to the purchase price, at or before closing. Any and all applicable property taxes shall be paid at or before closing by the Seller and Buyer pro-rata based on the date of closing.
- **Closing** Closing will take place on the date that is 30 days after the date of the auction, or such other date as may be mutually agreed by the parties. The Buyer and Seller shall each be responsible for their own legal fees. Land title registration fees and applicable transfer fees shall be paid by the Buyer at or before closing. All necessary adjustments will be based on the agreed upon closing date.
- **Non-Performance** Any failure by the Buyer to complete the purchase of the Property will result in the Deposit and any further interest in the Property being forfeited.
- **Possession** The Buyer will receive vacant possession of the Property on the date of closing.
- **As-is Sale** The Buyer shall accept the Property in an “AS-IS, WHERE-IS” and “WITH ALL FAULTS” as of the closing date and the Buyer specifically agrees that neither the Seller nor IronPlanet make any representations or warranties of any kind whatsoever, expressed or implied, to the Buyer as to the value, condition or fitness of the Property, environmental or otherwise, or any part thereof or improvements thereon. All descriptions, measurements and acreage provided by the Seller and IronPlanet are to be used as a guide only. The Buyer acknowledges and agrees that it is the Buyer’s sole responsibility to make such legal, factual and other inquiries, inspections and investigations as the Buyer considers necessary prior to bidding on the Property, and Buyer hereby warrants and represents that he shall have satisfied himself as to the location and condition of the Property, and all descriptions with respect thereto, prior to bidding, and that he has had the opportunity to do so. In certain circumstances the Seller will complete and provide a Property Condition Disclosure Statement. If a Property Condition Disclosure Statement is available, the Bidder may view such information.
- **Property Boundaries** The Buyer will satisfy itself as to all property boundaries. If a dispute arises, verification of said boundaries will be at the Buyer’s expense.
- **No Mines or Minerals** Mines and minerals are not included and shall not be conveyed with the Property unless otherwise expressly provided.
- **Personal Property** No personal property shall be conveyed with the Property unless specifically included in the purchase agreement.
- **No Assignment** The Buyer shall not assign its bid or obligation to purchase the Property to a third party without prior written approval.
- **FOREIGN OWNERSHIP RESTRICTIONS/TAXATION** Certain Canadian provinces impose foreign ownership restrictions or additional taxation on the purchase of real property by non-Canadian citizens and non-qualified Canadian organizations. THE BUYER ACKNOWLEDGES THAT IT IS THE BUYER’S SOLE RESPONSIBILITY TO MAKE ANY NECESSARY ENQUIRIES, INCLUDING, WITHOUT LIMITATION, CONSULTING WITH LEGAL ADVISORS, PRIOR TO BIDDING TO ENSURE THE BUYER IS LEGALLY ELIGIBLE TO PURCHASE THE PROPERTY.
- **Additional Documents** As a condition of closing, the Buyer may be required to sign certain disclosure documents as may be required by the applicable governing bodies.

October 2, 2018 9:49 AM

For property details and to make an offer visit:

[IronPlanet.com/realestate](https://ironplanet.com/realestate)