

Wednesday, April 29, 2015 | 8AM-1PM

TIMED ONLINE

Spruce Creek Fish Farm Auction

DOUGLAS CTY, MN - SPRUCE HILL TWP
12148 Aspen Drive NE, Miliona, MN 56354

Shonee LLC, OWNER



Opportunity abounds with this 41+/- acre parcel that sits in the heart of Minnesota lake country. With Spruce Creek meandering its way through the property, spring-fed ponds, a large Morton building complete with office and shop, and much more, the potential for this property is great.

TRACT 1 (30+/- ACRES)

MORTON BUILDING

OFFICE (24'x18'x9' side walls)

- Concrete floor with in-floor heat
- Reception area and private office
- Restroom/utility room

SHOP (68'x61'x12' side walls)

- Insulated & lined with white hi-rib panels
- Modine GFA heater
- 1 overhead door & 1 service door
- Concrete floor with floor drains
- Lights, electrical & plumbed

WEST BUILDING

SHOP (48'x120'x12' side walls)

- Insulated & lined with white hi-rib panels
- Dayton GFA heater
- 2 overhead doors & 2 service doors
- Lights, electrical & plumbed
- Sand Floor

AQUACULTURE EQUIPMENT

INDOOR RECIRCULATING TANKS INCLUDE:

- (2) 10,000 gal. recirculating tanks, cone shaped fiberglass tanks with stands (6'x20'), Bio-filters, settling basins
- (3) 1,000 gal. (2x500 gal.) recirculating tanks, round flat bottom tanks with drains, Bio-filters, settling basins
- (12) 2,800 gal. recirculating tanks, 4'x12' round steel tanks, double drains with concrete, Bio-filters, settling basins
- 7,000 gal. reservoir tank

OUTDOOR PONDS INCLUDE:

- (10) 1/2 acre lined ponds
- (3) 1/4 acre lined ponds
- (3) 1/4 acre un-lined ponds

TRACT 2 (11.33+/- ACRES)

- Spruce Creek meanders through acreage
- Several building spots overlooking Spruce Creek
- (2) spring-fed ponds

SECLUDED BUILDING PARCEL WITH EXISTING OFFICE/SHOP

- Year-round creek runs through property
- Spring-fed ponds, wildlife
- Convert to heated indoor riding arena or kennel
- Combine career/vocation with home site w/ office & shop
- High speed Internet
- Several building sites overlooking Spruce Creek

VEGETABLE/BERRY AQUAPONICS

- Sandy soils
- Plenty of water for irrigation
- Existing structures convertible to Aquaponics
- 2 Wells: 12" & 4" permitted for over 50 MGy

AQUACULTURE OPPORTUNITY

- Indoor fish growing facility
- Aquaculture is one of North America's fastest growing areas in Agriculture
- Close proximity to population regional centers
- Game fish production
- Investment potential in Lakes Country

POTENTIAL OPPORTUNITY:



Contact Max Steffes at
Steffes Group, 701.373.7889

Steffes Group, Inc., 2000 Main Ave East, West Fargo, ND 58078
Scott Steffes MN14-51, Rodney Steffes, Max Steffes, MN14-031 - Agent
800.726.8609 | 701.237.9173 | SteffesGroup.com

TERMS: 10% down upon signing purchase agreement with balance due at closing in 30 days. Interested bidders are required to register online and submit a bank letter of recommendation in order to bid.