



**MALIN POTATO CO-OP  
SALES BROCHURE**

**03-29-19**

**EXECUTIVE SUMMARY:** The offering consists of 4 tax parcels with improvements located in Merrill, Oregon, approximately 15 miles southeast of downtown Klamath Falls. Previously owned by a potato packing cooperative the offering includes a newer warehouse and assembled state of the art potato packing line (Property D).



PROPERTY	ACRES	BUILDING SF	AGE	SALES PRICE
A	0.74	5,026	1935	
B	0.63	2,400	1935	
C	1.71	20,506	1955	
D	5.01	43,940	2014	
	<b>8.09</b>	<b>71,872</b>		<b>\$ 4,900,000.00</b>

Surrounding uses are primarily irrigated agriculture as the property is located centrally in the Klamath US Bureau of Reclamation Project and Tulelake region of California. The Klamath US Bureau of Reclamation Project provides irrigation water to approximately 200,000 acres of farmland. Growing conditions in the region are conducive to raising alfalfa, potatoes and grains.



**OWNER:** Washington Federal (Any offer or letter of Intent must be accompanied with a signed copy of the attached Sellers Disclosure Statement on Page 12 below).

**ZONING:** Light Industrial

**POTATO PACKING LINE:** Is being offered for sale as assembled, and not in parts.

**ELECTRICITY SERVICE:** Pacific Power.

**SHOWINGS:** Please call listing broker.

**LISTING BROKER:**           **TIPPETT COMPANY OF OREGON, LLC**  
**ADDRESS:** 2815 St. Andrews Loop, Suite F, Pasco WA, 99302  
**OFFICE:** 509.545.3355           **FAX:** 509.545.1689  
  
**CONTACT:** Charles Laird           **CELL:** 509.521.5168  
**E-MAIL:** [charles@tippettcompany.com](mailto:charles@tippettcompany.com)

**PROPERTY A SUMMARY**

415 Main Street



Used mainly as office and storage the building is described below:

Tax Parcel #: 120283

Exterior Walls: Wood frame.

Roof Cover: Metal.

Floor Coverings: Carpet and tile in the office area. The warehouse area has a wood floor.

Interior Walls: The interior walls consist plaster wall coverings.

Ceilings: Plaster in the office area. The warehouse has an open ceiling.

HVAC: Heat pump for the office area and the warehouse area unheated.

Clear Height: 9 feet.

Year Built: 1935 estimated

Loading: 1 door.

Utilities: City water and sewer

**PROPERTY B SUMMARY**

E. 4<sup>th</sup> Street



A metal shed that was used for equipment storage. The construction components are summarized below:

Tax Parcel #:	886436
Exterior Walls:	Wood frame.
Exterior Cover:	Metal.
Clear Height:	12 feet.
Loading:	1 grade level door.
Year Built:	1935 (estimated).
Utilities:	It is believed that there is no water or sewer service to the building

**PROPERTY C SUMMARY**

421 E. 4<sup>th</sup> Street



Historically used for potato packing and processing. The original portion was built in the 1950's with the cold storage space being added later. The cold storage is +/- 4,800 SF. There is an onsite waste water collection pond. The construction components and interior finish of the office space are summarized below:

Tax Parcel #:	886279
Exterior Walls:	Wood frame and the cooler space is metal.
Roof Cover:	Metal.
Floor Coverings:	Concrete.
HVAC:	The office space is climate controlled with suspended heaters in the remaining space.
Clear Height:	9 feet.
Loading:	6 loading doors with 3 grade level and 3 dock high.
Year Built:	1955 (estimated).
Utilities:	City water and sewer

**PROPERTY D SUMMARY**

E. 4<sup>th</sup> Street



This building was constructed in 2014 and was used for processing and packaging potatoes. It includes an assembled potato packing line, a +/- 4,650 square foot cold storage area, and an onsite waste water collection pond. The construction components and interior finish of the office space are summarized below:

Tax Parcel #:	886279
Exterior Walls:	Metal.
Roof Cover:	Metal.
Floor Coverings:	Carpet and tile in the office area. The warehouse area has a sealed concrete floor. In addition, the warehouse area has a large drain.
HVAC:	HVAC system for the office area and suspended heaters in the warehouse area.
Clear Height:	20 to 28 feet.
Loading:	7 doors total with 6 grade level and 1 dock high door.
Building Age:	2014
Utilities:	City water and onsite septic system

**PACKING EQUIPMENT LIST - PROPERTY D**

E. 4<sup>th</sup> Street

QUANTITY	DESCRIPTION
1	Group of (4) 2014 WYMA CGC02408 36" incline receiving conveyors w/pneumatic lift; w/2014 WYMA CSBXX090 approx. 31" x 54' belt transfer conveyor, drives, supports, controls & truck guide
1	2014 WYMA CGC06090 34"x20' incline transfer conveyor w/ drive, supports and (2) belt transfer conveyors
1	2014 WYMA RSA0900 48" horizontal Hedgehog top/dirt remover w/ 23"x24' belt waste conveyor, 35"x60" potato belt transfer conveyor, drives & supports, s/n: S14328R01
1	2014 WYMA 100"x20' 10-ton wet hopper w/48" potato conveyor, CSA 72" adjustable floating debris removal conveyor, 46" incline transfer potato conveyor, (4) waste compartments, pumps, drives, supports, waste water tank, 16" waste belt transfer conveyor, catwalk, chutes, air agitation, spray bar, destoner; s/n: S14328R02
1	2014 WYMA CSC072060 24"x20' incline waste conveyor w/belt transfer conveyor, incline feed conveyor, drives & supports
1	2014 WYMA flume conveyor w/ "Y", pneumatic gate, supports pumps & piping
1	2014 WYMA WP3016V2B Vege-polisher, (16) 10' brushes, supports, controls, 29" incline transfer conveyor
1	2014 WYMA WB4518 72"x17' flatbed brusher w/(44) brushes, (11) overhead spray bars, (3) debris compartments, pumps, supports, catwalk, WC0018 72"x48" belt transfer conveyor, DRA 2018 72"x96" dryer, (16) brushes, (4) transfer rolls, (3) overhead air blast bars, 20 hp blower, outfeed belt conveyor, s/n: S14328
1	2014 WYMA water recycling system w/rotary screen filter, 60"x84" open top tank, pump & debris chute
1	2014 WYMA CSB02415 58"x7' incline transfer conveyor; w/2014 WYMA CSR0360180 73"x12' incline roller transfer conveyor, drives & support
1	2014 ODENBERG Halo 96" optical sorter, LED/CCD/NIR sensors, 2 <sup>nd</sup> /3 <sup>rd</sup> grade reject fingers, (4) WYMA belt reject conveyors, main transfer conveyor, incline transfer



conveyor, controls & catwalk

- 1 2014 WYMA JBL 14' 2-lane lighted annual inspection table w/twin 24" roller conveyors, (6) reject chutes, reject conveyor, drives & supports, s/n; S14328J02 (NOTE: one roller conveyor needs replaced)
- 1 2014 WYMA GRR51750 90"x20' lift roller sizer, 69" rolls, (5) reversible cross conveyors, controls, catwalk, s/n: S14328G01
- 1 2014 WYMA CSS069060 31"x24' belt transfer conveyor w/drive & supports
- 1 2014 WYMA 31"x25' incline belt transfer conveyor w/drive & supports
- 1 JANTZ 48"x40' 4-lane belt transfer conveyor w/drive & supports
- 1 JANTZ 48"x35' 4-lane incline Z-conveyor w/drive & supports
- 1 JANTZ modular evenflow storage bin system to include: 90"x11'x8' evenflow bin w/18" unloading conveyor, (4) 90"x7'x7' evenflow bins w/18" unloading conveyor, 48"x30' 4-section belt feed conveyor, 24"x34' belt feed conveyor, (5) 21" angled loading conveyors, fill sensors, pneumatic gates, manual fill bin, 18"x30' belt transfer conveyor, 18"x32' belt transfer conveyor, 18"x40' belt transfer conveyor, 18"x26' belt transfer conveyor, 32"x16' bucket conveyor, catwalk, supports & controls
- 1 PPC M20-DBB dual head big bag/tote filler w/scale & controls, s/n: 102014DBB62
- 1 2014 WYMA LPH 48"x60" hydraulic bin dumper, s/n: S14328L01
- 1 Group of (2) JANTZ 22"x72" lighted final roller inspections tables w/12"x22' reject conveyor, drives & supports
- 1 2014 VOLMPACK bagging line to include: 18"x18' incline feed conveyor, 2014 VOLMPACK MD12 twin head bagger, dual 6-head buckets, 50 lb manual bagger, (2) KWIK LOK 865A bag closers, BUSCH R5 vacuum pump, outfeed conveyor, THOMPSON checkweigher w/auto reject, outfeed conveyor, accumulation table, controls, s/n: 214-268
- 1 2014 VOLMPACK bagging line to include: 18"x18' incline feed conveyor, 2014 VOLMPACK MD 12 twin head bagger, dual 6-head buckets (2) KWIK LOK 865A bag closers, BUSCH R5 vacuum pump, outfeed conveyor, THOMPSON checkweigher w/auto reject, outfeed conveyor, controls, s/n: 214-264
- 1 2012 VOLMPACK Baler V2-LH auto-baler w/12" infeed conveyor, single head bagger, NORDSON ProBlue 4 gluer, pneumatic bag kicker, KRAMER & DUYVIS R150 90

- degree outfeed conveyor & controls
- 1 2012 VERBRUGGEN VPM-5 semi-automatic palletizer w/20" infeed conveyor, single arm stacker, laser curtains, controls, s/n: 6401-1
  - 1 Boxing line to include: C&C WELDING 72"x96" bulk bin, angled feed conveyor, 53"x120" 4-land sort table, reject bins, reject conveyor, 1987 LECTRO TEK 4-lane bin x-ray, KOCH 8-section boxer, box feed conveyor, box outfeed conveyor, resort & reject conveyor & controls
  - 1 THOMPSON 18"x36" belt checkweigh w/roller reject, infeed conveyors, RICE LAKE 24"x24" recheck scale, ROACH 24" power roll conveyor
  - 1 2014 WEXXAR WRC03 18"x48" rotary case settling conveyor, s/n: WRC-140669
  - 1 2014 SIMS automatic random case sealer w/TGW 24" powered in/outfeed roll conveyor, s/n: 66202T
  - 1 2014 SIMS ER-1600 case erector, 2-compartment, s/n: CE-82
  - 1 Cull room to include: (4) JANTZ 7'x28'x8' holding bins, mounted on 80,000 lb cap. Load cells, 20" unload conveyors, 24" transfer conveyor, incline outfeed conveyor, bucket elevator conveyor, feed conveyors, (4) tilted loading conveyors, AB control panel, catwalk & supports
  - 1 2005 HYSTER E30Z 2,850 lb cap. HRT electric forklift, 3-stage mast, side shift, monotrol, charger, s/n: E114N01991C, Hrs: 1,866
  - 1 2005 HYSTER B60Z 6,000 lb cap. ride on electric pallet jack, s/n: A230N04069C, Hrs: 4,894
  - 1 2008 HYSTER B60ZAC 6,000 lb cap. ride on electric pallet jack, s/n: B230N02621F, Hrs: 488
  - 1 2014 ROGERS MG-V-50-125 50 hp rotary screw air compressor w/ZEKS 200NCGA400 air dryer, vertical receiver tank, s/n: 1406519125, Hrs: 14,995
  - 1 Group of spare parts, belts, dock plates, bins, toolboxes & misc.
  - 1 1996 PETERBILT 377 T/A live bottom truck, CUMMINS diesel, EATON FULLER 18 spd, 2010 LOGAN 20LP Load-Pro 20' bed, 29" belt conveyor, roll over tarp, s/n: 1XPCL99X6TD411472, Miles: 1,035,382

- 1 1988 FREIGHTLINER FLC T/A live bottom truck, CUMMINS diesel, EATON FULLER Road Ranger 9 spd, 2010 LOGAN 20LP Load-Pro 20' bed, 29" belt conveyor, roll over tarp, s/n: 1FUPZLYB6JH406923, Miles: 174,093
- 1 1988 FREIGHTLINER FLC T/A live bottom truck, CUMMINS diesel, EATON FULLER Road Ranger 9 spd, 2010 LOAN 20LP Load-Pro 20' bed, 29" belt conveyor, roll over tarp, s/n: 1FUPZLYB1JH406926, Miles: 185,654
- 1 1999 INTERNATIONAL 8100 T/A live bottom truck, CUMMINS diesel, EATON FULLER 10 spd, 2010 LOGAN 20LP Load-Pro 20' box, 29" belt, roll over tarp, s/n: 1HtHCAHR2XH685488, Miles: 391,851
- 1 1988 FREIGHTLINER cab & chassis, s/n: 1FUPZLYB3JH406927
- 1 1958 FORD 12' S/A flatbed truck, V8 gas, 4 spd, s/n: F50L8R19070
- 1 SPUDNIK 100-74 electric scoopy w/telescopic conveyor & trailer, s/n: 484
- 1 SPUDNIK 100-74 electric scoopy w/telescopic conveyor & trailer, s/n: 484
- 1 1982 JOHN DEERE 2440 tractor w/143 loader, LAND PRIDE blade, 3 pt, PTO, (2) remotes, s/n: 371829T (needs work)
- 1 1988 FORD T/A live bottom truck, 20' bed, s/n: 1FDYY90LOJVA11560, Miles: N/A

**PACKING EQUIPMENT LIST - PROPERTY C**

421 E. 4<sup>th</sup> Street

QUANTITY	DESCRIPTION
1	Potato line to include, wash tunnel, manual sort station, incline roll conveyor, ERNST roll sizer & assorted conveyors
1	Bagging line to include: bulk bin, LOCKWOOD bagger & assorted conveyors
1	Bagging line to include: bulk bin, incline conveyor, twin head & bagger

## LEGAL DESCRIPTIONS

### Parcel A:

All of Lots 1 and 8, Block 4 and those portions of Lots 2 and 7, Block 4 of the ORIGINAL TOWN OF MERRILL, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, together with a portion of the alley in said Block 4, lying Northerly of a line drawn parallel with and distant 8.5 feet Northerly, as measured at right angles from the Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) most Northerly spur tract centerline, as now located and constructed upon, over and across said Block 4, bounded on the North by the South line of Fourth Street, bounded on the West by the East line of Main Street, and bounded on the East by the centerline of vacated Washington Street, all according to the recorded plat of the Original Town of Merrill, Oregon.

### Parcel B:

That portion of the Burlington Northern and Sante Fe Railway Company's (formerly Great Northern Railway Company) Station Ground Property as Merrill, Oregon being of variable widths on each side of Said Railway Company's Main Tract centerline as now located and constructed upon, over and across the SW1/4 SW1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon lying between the South line of Fourth Street, according to the recorded plat of MERRILL thereof, and line drawn parallel with and distant 105.0 feet Southerly of, as measured at right angles from said South line of Fourth Street, and bounded between two lines drawn parallel with and distant, respectively, 560.0 feet and 710.00 feet Easterly of the East line of Main Street, according to said recorded plat thereof, as measured along said South line of Fourth Street.

### Parcel C:

That portion of the N1/2 SE1/4 SW1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly of a line drawn parallel with and distant 50.0 feet Northerly as measured at right angles from the Burlington Northern and Sante Fe Railway Company's (formerly Great Northern Railway Company) Main Tract centerline as now located and constructed upon, over and across said Section 1, and lying Westerly of a line drawn parallel with the distant 450.0 feet Easterly, as measured at right angles from the West line of said N1/2 SE1/4 SW1/4.

### Parcel D:

Parcel 2 of Land Partition 16-14, situated in the N1/2 SW1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, recorded September 18, 2014 in Volume 2014-009711, Microfilm Records of Klamath County, Oregon.

**Seller Disclosure – Buyer Purchasing the Property “As Is”**

The Buyer acknowledges that Washington Federal, hereinafter “Seller”, acquired the property as a result of a foreclosure action or deed-in-lieu of foreclosure and accepts the property in its present condition, **AS IS, WITH ALL FAULTS, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED.** The Buyer acknowledges that there have been no representations by the Seller or any other person acting as the Seller’s representative regarding the overall condition of the property, its structural components, any of the equipment, appliances, systems or its fitness for general or specific use. The Buyer acknowledges that the Seller has never occupied the property and neither warrants nor represents that the property conforms to local building codes, zoning requirements, or any other applicable laws, rules or regulations. The Buyer acknowledges that it is the Buyer’s sole responsibility to inspect the property to determine the presence of any toxic or hazardous substances, including but not limited to, hydrocarbons, mold, radon, asbestos or lead paint. The Buyer accepts full responsibility for all hazards that may result from the presence of any toxic substance found to be in or on the property. The Seller will not be responsible for the removal of any items or material that may be present on the property now or in the future. The Buyer shall rely on their investigations of the property in determining whether to acquire it and the Buyer hereby acknowledges that this disclosure shall survive closing.

*Additionally, the Buyer is hereby notified that under no circumstances will the Seller permit any form of early possession or early occupancy of the property prior to recording of closing documents.*

Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_

Property: Malin Potato Processing, 415 N Main St, Merrill OR 97633

Washington Federal

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Seller's Initials