

# NO RESERVE AUCTION

WEDNESDAY, OCTOBER 9, 2019 • 5PM



## MPH

Motorsport Park Hastings

The Midwest's Premier Road Course  
Deep in American's Heartland

OPEN HOUSE

Wednesday, September 4th • 5pm

## PROPERTY INFORMATION PACKET



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## AUCTION TERMS

Property in its entirety is being offered absolute to the highest bidder, without reserve, sold at the property on October 9, 2019 at 5 PM CDT. The successful bidder will complete an auction purchase contract at the conclusion of the auction. Online bidding through Proxibid.com will also be available. Approval prior to auction is required for online bidders

Property and improvements are offered AS-IS with no contingencies or warranties. Any and all inspections and due diligence must be conducted prior to auction day.

**Buyers Premium:** A 10% Buyer Premium will be added to the auction hammer price to determine the Contract Price for the property.

**Closing:** Property will close within 60 days of the auction or by December 9, 2019 at 5 PM CST. Southern Title LLC will act as the closing agent. The 2018 and prior taxes will be paid by the seller. The 2019 taxes will be prorated to the date of closing. Title insurance will be split equally between the buyer and seller.

**Deposit Amount:** A payment of 10% will be due the day of the auction. This payment can be made with cash, certified funds, personal or company check. This money will be deposited into the Trust Account of Ruhter Auction & Realty, Inc. The balance at closing must be certified funds or wire transfer to the closing company.

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**Due Diligence:** It is your responsibility to obtain and read the Property Information Package relating to the property being sold at this auction, as well as any and all other information made available relating to this auction and the property being sold at this auction. You acknowledge and represent that you have done so. Notwithstanding the foregoing, you also acknowledge and agree that the sale pursuant to this auction is being made on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied, by the Seller and/or the Auctioneer. You further acknowledge that any information contained in the Property Information Package or otherwise obtained directly or indirectly from the Auctioneer and/or the Seller is being presented to the best of the Auctioneer's and the Seller's actual knowledge without independent verification. Therefore, it is your sole and exclusive responsibility to inspect the property; review the documents relating to the property; assess the accuracy and completeness of the information contained in the Property Information Package and any such other documents; and independently verify and confirm any estimates, projections, or assumptions relating thereto, none of which may be considered to be guarantees. In connection therewith, you have the sole and exclusive responsibility to select and consult with any and all professional advisors of your choosing in determining whether to bid at this auction. You acknowledge that you have relied exclusively on your own investigation and determinations and the advice or your own professional advisors, and expressly represent that you have not relied upon any information provided by the Seller or the Auctioneer in any way, whether through the Property Information Package or other documents, through the Auctioneer's website, or by any oral, written or electronic communications with the Auctioneer or the Seller, or otherwise.

*All information contained here-in is believed to be accurate and up to date but is not guaranteed.  
Bidders are encouraged to perform their own due diligence and inspections prior to bidding.  
Property, structures and chattels are being sold as-is and where-is.*

## MPH INFORMATION

### General Information

- City of Hastings Water/Sewer/Electricity
- Zoning I-2
- The Garages Addition & The Garages Second Addition are in the city limits of Hastings. Track, Parking & Farmland are not in the city limits of Hastings.

### Attendance

- Attendance in 2016 was 4,500. Out of state visitors 45%. All visitors in 2016 from Memorial Day-Labor Day.
- Attendance in 2017 was 6,600. Out of state visitors 60%. 3,000 visitors from Memorial Day-Labor Day. 75% of summer visitors were out of state.
- Attendance in 2018 was 7,300. Out of state visitors 60%.

### Garage/Condo Lots

- 48 Lots Currently Available
- 25 lots have been sold

### Legal Descriptions

- 16-07-09—NW ¼ EX the Garages Add, Lots 1-12, Lot 18, Lots 31-34, Lots 49-51, 57-58, & EX the Garages Third Add, EX Garages 4<sup>th</sup> Addition, EX Tract of Land N ½ NW ¼ CONT 10.05 AC & EX Strip for Road. \*\*\*\* **The Garage Add Lots** -13-17, Lots 19-30, Lots 35-48, Lots 59-75 (**48 total lots included**).
- 16-07-09—Lot 76 The Garages Second Add (PT NW ¼) -The Club House or Guardrail Club

### Taxes (2018)

48 total lots at \$1,349

Clubhouse (Guardrail Club) \$3,699.76

Race Track \$10,530



## EVENTS FOR 2019

### APRIL

MPH Worker Training Meeting-6th  
NETFORCE Meeting Clubhouse-12th  
GR Club Private Event-STEM-13<sup>th</sup>  
Private Track Day-16<sup>th</sup>-17<sup>th</sup>  
GR Club Open Track-20<sup>th</sup>  
Private Track Tour Event-26<sup>th</sup>  
Power Drive Electric Cars-27<sup>th</sup>  
NISE Imports-(Drags)-28<sup>th</sup> - Car Show  
GI PD EVO 2019-29<sup>th</sup>-30<sup>th</sup>

### MAY

Private Event Clubhouse & Track-1st  
Grudge Drag Racing-3rd  
Capital City Ford Club AutoCross-4th  
WKA Karting-5th  
One Lap of America-8th  
SCOF Cobras-9<sup>th</sup>-10<sup>th</sup>  
Grudge Drag Racing-10th  
GR Club Open Track & BMW Club-  
11th  
Private Track Day Formula 4-16<sup>th</sup>-17<sup>th</sup>  
Ducati TrackAddix-18<sup>th</sup>-19<sup>th</sup>  
NSP Private Track-21<sup>st</sup>  
Private Clubhouse Event-22nd  
GR Club Open Track-PM-24th  
Grudge Drag Racing-24th  
GR Club Open Track PM-GS101 AM-  
25th  
WKA Karting-26<sup>th</sup>  
GPR PCA Test & Tune-31st

### JUNE

GPR PCA Club Race-1<sup>st</sup>-2nd  
Viper Rendezvous X - 7<sup>th</sup>-9<sup>th</sup>  
NASA Car Racing-15<sup>th</sup>-16<sup>th</sup>  
GR Club Open Track-21st  
Grudge Drag Racing-21st  
Ducati Track Addix-22<sup>nd</sup>-23<sup>rd</sup>  
WKA Karting-PM-23<sup>rd</sup>  
WRL MPH Test & Tune-28<sup>th</sup>  
WRL Racing-29<sup>th</sup>-30<sup>th</sup>

### JULY

GR Club Open Track PM-5<sup>th</sup>-6<sup>th</sup>  
WKA Karting-7<sup>th</sup>  
Private Track-8th  
Ducati TrackAddix-13<sup>th</sup>-14<sup>th</sup>  
Super Tech 2019-18th  
Kart MAARS-20<sup>th</sup>-21<sup>st</sup>  
GR Club Open Track PM-26<sup>th</sup>  
Grudge Drag Racing-AM-26<sup>th</sup>  
WKA Karting-PM-28<sup>th</sup>

### AUGUST

Grudge Drag Racing-2<sup>nd</sup>  
GR Club & Open Track-3<sup>rd</sup>  
WKA Karting-PM-4<sup>th</sup>  
LPD EVO C Private Track Day-7th  
Ducati TrackAddix-10<sup>th</sup>-11<sup>th</sup>  
Grudge Drag Racing-16<sup>th</sup>  
WKA Karting-PM-18<sup>th</sup>  
Private Clubhouse Event-20th

Air Cooled Classic IV-24<sup>th</sup>-25<sup>th</sup>  
Corvette Monday-26<sup>th</sup>  
Grudge Drag Racing-30<sup>th</sup>  
GR Club Open Track-PM-30<sup>th</sup>  
Ducati TrackAddix-31<sup>st</sup>

### SEPTEMBER

Ducati TrackAddix-AM-1<sup>st</sup>  
WKA Karting-PM-1<sup>st</sup>  
Private Track Day-4th  
Grudge Drag Racing-6<sup>th</sup>  
GR Club Open Track-PM-6<sup>th</sup>  
GR Club Open Track-7<sup>th</sup>  
GR Club Open Track-8<sup>th</sup>  
Mustang Roundup IX-12<sup>th</sup>-15<sup>th</sup>-  
22nd  
Ducati TrackAddix-28<sup>th</sup>-29<sup>th</sup> AM  
WKA Karting-PM-29<sup>th</sup>

### OCTOBER

Grudge Drag Racing-4<sup>th</sup>  
Jerry's Chevrolet-5<sup>th</sup>  
WKA Karting-6<sup>th</sup>





## PERSONAL PROPERTY & IMPROVEMENTS

### EQUIPMENT

- 7400 JD Tractor with 740 Loader and HX15 Shredder
- Motorola Radios w/David Clark Headsets (36)
- AMB TRANX260 Timing System (Decoder TRANX2 & 55 Transponders)
- Model 640 8' x 12' Car Scales w/electronics
- Hurst Jaws-of-Life (Safety)
- Tower Computer for Timing W/large screen viewing
- ThinkPad laptop for backups
- Wireless facility Network broadcast via Fiber in Clubhouse
- Grasshopper Model 220 20 HP Mid Deck Mower
- Sound and Paddock Speaker announcing system
- Craftsman riding mowers (2)
- Hand blowers and Weed eaters
- AKRA XR Clone Go Karts (8) plus 2 TAG Karts
- Scotsman CO330SW-1B Ice machine
- Aluminum Grand Stands seats 150 Plus other wood stands (4)

### GUARDRAIL CLUB HOUSE

- Pool Table (coin operated)
- Poker Table / Clubhouse covered Table
- Vintage Shuffle-Board (Coin operated)
- Bar Tables in Clubhouse (12)
- Steel Base Paddock Picnic Table (10)
- Refrigerator and (4 freezers)

- File cabinets
- Timing Staff Chairs (14)
- Deck chairs (20) and tables (5) (Clubhouse)
- 3 Large Screen wall mounted TV's W/Sound system & Tuner

### VEHICLES

- 2004 Ford F150 Pickup 4 door 2x2 Pace/Safety Truck (Licensed)
- 1999 Ford F250 Pickup 2 door 2x2 Safety Truck (licensed)
- 1996 Ford Ranger (additional Track only maintenance vehicle)
- 1989 Ford Fun Bus for Guest rides and tours (Licensed)
- Used track only Fire Truck
- Small Safety Track Only Trailer for Motorcycle & Kart pickups.

### LAND IMPROVEMENTS

- Road Course underground drainage system
- RV Hookups (3) 20/30/50 AMP locations
- Flag Stand FIA Approved (Finish Line)
- Electronic Privacy Gate into the Garage Condo area.
- Paddock Tall pole night lighting (2 areas) for events and RV guests
- Water Well G-003183 (was for 145 acres) 2200 gpm 11" Column 221' (Inactive but registered)

## THE MPH CONCEPT

### *Approved Usages by Hastings City Council*

Motorsport Park Hastings is to be an outdoors multipurpose motorsport facility. The concept will include many different businesses that revolve around MotorSports and related industries. With much of the concept in a park like setting that lends itself to family events, the track and surrounding infrastructure will become a commercial recreational facility. Properties will be both leased and/or owned based on the needs of the facility. Common structure themes will be use in the building process.

The track will offer a Clubhouse/Lounge for event participants and members. Including bar area, memorabilia banquet area and kitchen area for servicing events also an Indoor and outdoor auto showroom. Commercial storage buildings enclosed storage for RV's, specialty vehicles and trailers/haulers.

- Event parking area for at least 300+ cars for car shows, vendor swap meets etc. Must have night-lights, sound system.
- Stage/music platform for Winner's Circle trophy presentations.
- Concession area surrounding one end of the event area. This should be a nice park-like setting to include one permanent building with walk-up windows, tree covered and roof covered area to sit under for shade and protection. This will need to have a small water feature area or pond and can be located across from the RV area to share the same water feature....RV's on one end and the concession area on the other end of the same pond. It will also contain a BBQ pit area and an open pit area to congregate around on an evening.
- Coin/dollar operated wash rack for autos and RVs. The RV wash area will not be covered and will be against the outside wall of the covered auto wash area. It will have a 15' long elevated walkway/narrow platform with 3' railing with several steps up to it for access about 4' high and this elevated walkway will be about 15' long x 4' wide for washing an RV.
- RV dump station (free to members).
- Fuel station/gas station.
- RV park with main office, 30 & 50 amp hookups with trees next to all numbered RV spaces, water pond or feature and a children's fenced play area. Permanent picnic tables at each space/hookup area.
- Bathrooms, water drinking fountain, located near the concession area.

## THE MPH CONCEPT

- Warehouse (25,000 sq. foot) auto storage parking w/ small office, indoor & outdoor security cameras. Covered entrance to pull under and leave the autos for auto pick up and delivery. Car Racks include drip pans and trickle chargers. Air-conditioned, alarmed and fire sprinklers. Contains parking for 250 cars.
- Hotel with 15-20 units (500 sq. feet each), including covered viewing decks behind each unit for track, interior desk, high speed connections, refrigerators, Cable/Satellite TV etc. Hotel (or RV Park) can sell ice. Fax for fee services available at front desk and pay phones, ATM.
- Executive offices (approximately 20' x 30'), glass windows with large roof overhangs facing the track. High speed Internet accesses. Shared conference/meeting room for presentations, business meetings etc.
- Oil dump and/or oil changing area. The condo/garages will find owners changing their oil and will need a place to dump it. If we provide the oil change area & dump area we will recycle the oil for income to the project.

### Industrial buildings for services to include but not limited to:

- Machine Shop with Dyno
- Detailing shop
- Tire, rims, front end, tire balancing shop
- Upholstery shop
- Body & Paint Shop with booth
- Industrial and Manufacturing operations including all auto/truck/motorcycle related industries and trades including automobile and motorcycle manufacturing.
- Mechanics shop with auto parts, muffler/exhaust capabilities
- Car/Bike/Cart Dealerships providing services.
- Tractor Pull Services
- Restoration shops
- Education Partnership or incubator facilities with local and regional schools including Community Colleges.
- Covered and open parking storage area for the service shops. Service shop's quantity of clients is very dependent upon having the storage space for customer's cars that are within the premises for repair.
- 50-80 Condo/Garages: Built in 2 phases. Marketing study done to determine the quantity of non-premium to premium garages to be built. Separately metered units, uniform sizes allowing movement of walls to expand sizes for larger garages, LLC customers, and car club buddies etc. Outdoor security cameras on buildings.

## THE MPH CONCEPT

- Non-premium garages, capable of housing 1-4 cars or motorcycles, plus ceiling height for 2 lifts totaling 4 cars, climate controlled, bath room with wash basin, 9' roll up door and 3' man door. Size approximately 550 square feet.
- Premium garages, capable of 4 cars plus 2 lifts, total of 6 autos, climate controlled, web cam, cable/satellite TV, high speed Internet access, bathroom down, loft up with bathroom, shower (all cantilevered over the lower level), interior stairway. Size approximately 850 square feet. Can be customized according to purchaser's requests.

### Other Uses

- (1) Test Track (1.8-2.5 mile Paved/Asphalt/Dirt or concrete open course), .
  - (2) Race events operated by the SCCA (Sport Car Club of America) (Lemans Series), NHRA (National Hot Rod Association) or other approved sanctioning bodies.**
  - (3) Car Shows (Public and Private)
  - (4) Auto and/or Motorsport Museum
  - (5) Bike Shows (Motorcycles)
  - (6) Tractor Pulls and related events
  - (7) Auctions
  - (8) Truck Shows – off road demonstrations
  - (9) Any Other Related Motor Sport event providing competition or Trophies.
  - (10) Music Concerts
  - (11) Golf Cart Rentals for transportation in complex
  - (12) Off-Road Vehicles allowed such as small personal SUV's
- Winter Sports and related industries and support to be determined.



# AERIAL RACETRACK LAYOUT

*48 Remaining Lots will be Included in the Auction.*



## MPH GUARDRAIL CLUBHOUSE INFORMATION

### MAIN FLOOR

Bar Area	17 x 18
Seating Area	24 x 30
Limited Kitchen	16 x 8
Men's & Women's Restrooms	

### LOWER LEVEL

Card/ Game Room	36 x 24
Storage/ Utilities	14 x 30

### Comments:

Perfect space for enjoying the track or a private social gathering. There is a tremendous amount of outside deck space along with an open design with numerous windows allowing for great viewing and natural lighting.

*This truly is a special place to meet up with friends new and old.*





## PRIVATELY OWNED BUILDINGS & NEW CONSTRUCTION

There are several lots that have been sold and individuals have built very nice condos with garage storage. The view of the track is amazing and a great place to entertain friends or just relax.

**There is new construction right now!!!**

*\*These properties are not part of the offering for the auction. 25 lots have been sold and 48 additional undeveloped lots will be purchased at this auction to be developed by you (the new owner) or sold for private development\**





## ADDITIONAL BUILDINGS & STORAGE

Race Port Parking - Sentinel 50 x 100 open side all steel

Stables - Sentinel enclosed 6 stalls 12 x 24 each w/ electricity

Flagman Stand

Bleachers

Security Building Main Entrance

Timing & Scoring Building

Restrooms/ Shower Facility

Concessions

Safety Building

Storage Container

Maintenance Trailer

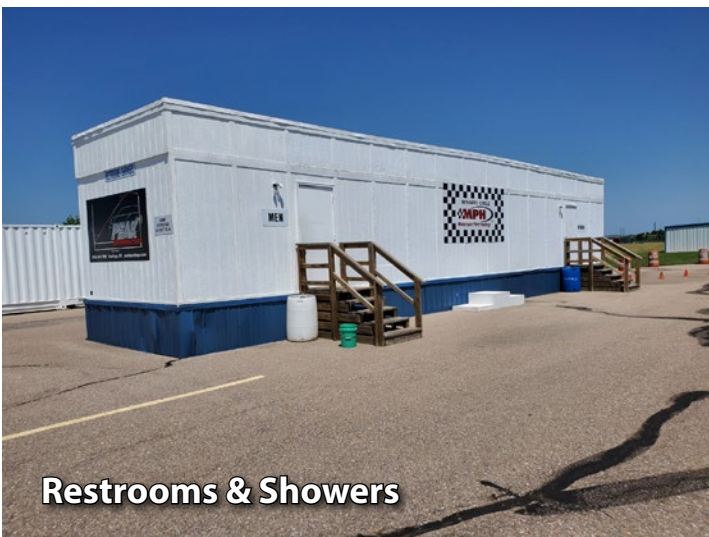
Fuel Storage Trailer



Flagman Stand



Race Port



Restrooms & Showers



Timing & Scoring



**Safety Garage**



**Security Building**



**Stables**



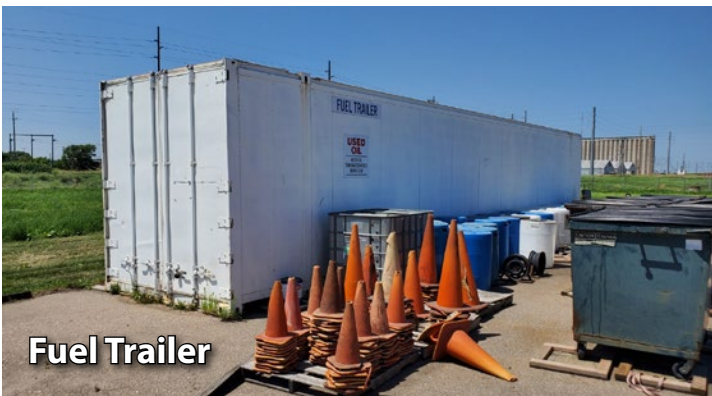
**Stables**



**Storage Trailer**



**Maintenance Trailer**



**Fuel Trailer**



**Bleachers**