

RC23-621



**SCHRADER**  
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Montana RE Broker  
License #98772

BIDS DUE BY 5:00PM MDT

Wednesday,  
May 10

Deliver bids to 210 Aviation Lane,  
Belgrade, Montana 59714  
Attn: Brent Wellings

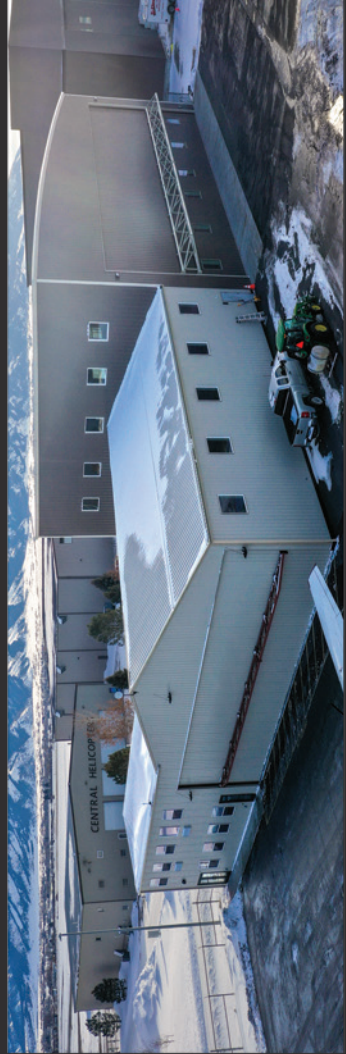
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SEALED BID

# AUCTION

14,000 sq. ft. Commercial Hangar

at Bozeman Yellowstone International Airport



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KBZN, Montana



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KBZN, Montana

- Ideal for Light to Mid-Size Jet, Turboprop and Multi Piston Aircraft
- Desirable Location with PUBLIC ACCESS
- Potential Commercial Aviation Uses  
- FBO, Charter, Maintenance & Flight School
- Two Hangar Doors - 90'x28' AND 66'x15'6"
- Radiant Heat Flooring Throughout Hangar
- 2,100 SF Fully Finished Office Space
- Limited Ground Lease Opportunities at KBZN



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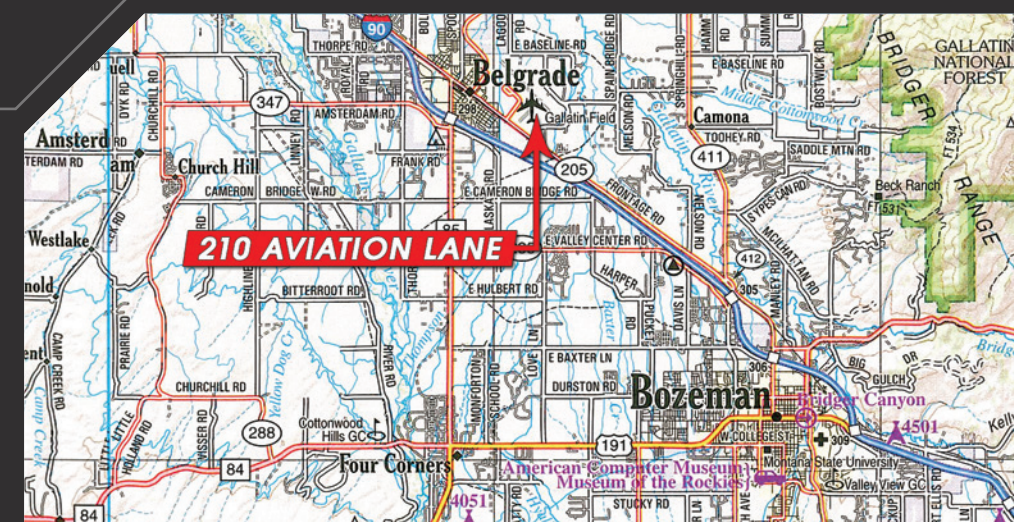
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- FBO, Charter, Maintenance & Flight School

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Radiant Heat Flooring Throughout Hangar

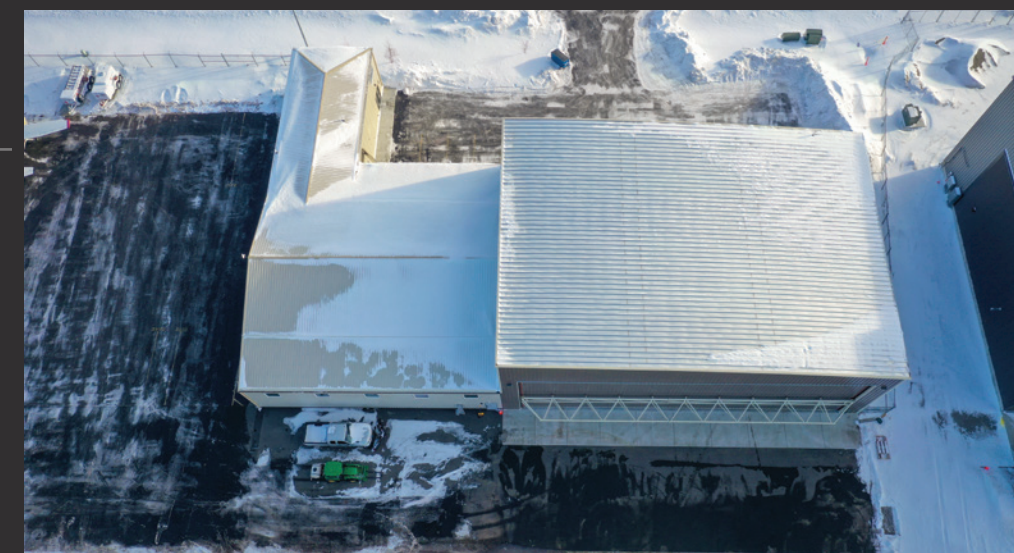
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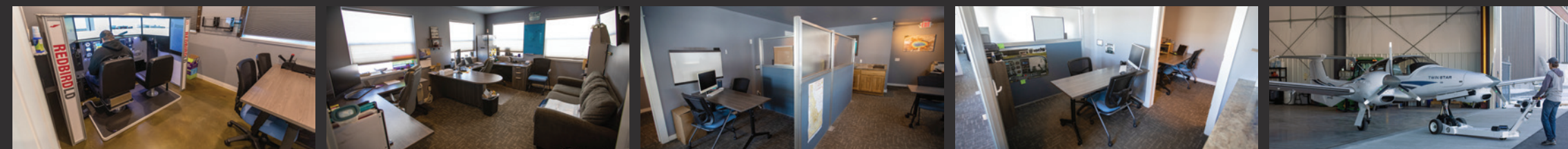


### OPEN INSPECTION DATES

210 Aviation Lane, Belgrade, MT	Tues, April 25 • 3-6PM	Tues, May 9 • 3-6PM
	Tues, April 4 • 9AM-12PM	Wed, April 26 • 9AM-12PM
		Wed, May 10 • 12PM-5PM



We are proud to present **210 Aviation Lane**, a truly **LIMITED OPPORTUNITY** to acquire a Commercial/Executive Hangar at Bozeman Yellowstone International Airport. An exceptional aviation property located at one of the premier destination airports in the country, this type of acquisition opportunity rarely comes to market. Historically, the premise has been operated as a successful flight school, charter service and aircraft management facility. With two hangar doors and 11,900 sq. ft. of hangar space, the property is ideal for light to mid-size jet, turboprop, multi piston and single engine aircraft. Additionally, public access parking provides for a number of general/commercial aviation uses, such as: FBO, Charter, Maintenance and Flight School. The property is being offered by Sealed Bid Auction, please reference the Sealed Bid Packet for full terms and bidding instructions.



### AUCTION TERMS

**BIDDING PROCEDURE:** The property will be offered via a Sealed Bid Auction with bidding procedures more specifically outlined in the Sealed Bid Packet. The final bids are subject to the Seller's acceptance or rejection.

**PURCHASE CONTRACT:** With the submission of a Bid(s), each Buyer is required to sign the purchase contract documents in the forms provided in the Sealed Bid Packet. All statements and information in the marketing materials are subject to the terms and conditions of the purchase contract documents. Seller shall not be bound by any statement, promise or inducement that is not contained in the purchase contract documents.

**DOWN PAYMENT:** 10% of the total contract purchase price will be due as

a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

**CONVEYANCE:** Property shall be conveyed, transferred and assigned to Buyer at closing by an appropriate form of leasehold deed, assignment and/or sublease agreement, to be furnished at Seller's expense.

**EVIDENCE OF TITLE:** Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title

insurance policy, will be shared equally 50:50 by Buyer(s) and Seller. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All Property sold "AS-IS".

**CLOSING:** The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

**POSSESSION:** Reference the Sealed Bid Packet for full details on possession terms.

**SURVEY:** A new survey will be obtained only in necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared

equally by Seller and Buyer.

**TRACT MAPS; ACRES; DIMENSIONS:** Tract maps, advertised acres and improvement dimensions are approximations based on existing tax parcel data, legal descriptions, architectural plans &/or aerial mapping data and are not provided as survey products.

**REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing.

**CONDUCT OF AUCTION:** The conduct of the Sealed Bid Auction will be at the direction and discretion of the Auction Company, Seller and its agents reserve the right to preclude any person from bidding if there is any questions as to the person's identity, credentials, fitness, etc.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and their

representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's

independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

**CHANGES:** Please regularly check [www.schraderauction.com](http://www.schraderauction.com) to review any changes and/or additional information. THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.

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