

# SEALED BID AUCTION

FORMER COLD WAR AIR FORCE  
BASE SURPLUS PROPERTIES

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**WEDNESDAY, AUGUST 10 • SEALED BID DEADLINE 4:00PM ET**



## FORMER K. I. SAWYER AIR FORCE BASE UPPER PENINSULA, GWINN (MARQUETTE) MICHIGAN 49841



**Former Home of the 4042d Strategic Wing,  
B-52H Stratofortress Dispersal Wing  
FORMER AIR FORCE BASE TRANSITIONING TO  
HIGH-TECH INDUSTRIAL PARK & COMMERCIAL AIRPORT!**

**BROKERS  
WELCOME  
2% Broker  
Participation**

**FORMER SAGE RADAR DATA CENTER  
130,000 SQ. FT. ON 6 ACRES**



**FORMER BASE HOSPITAL  
119,588 SQ. FT. ON 19.37 ACRES**



**73.72± WOODED ACRES WITH STREAM  
PERFECT DEVELOPMENT OPPORTUNITY**



**Minimum Bids  
as Low as  
\$8,000!**



**MAAS**  
companies inc

**AUCTION DIVISION**

**507.285.1444**

**Rochester, Minnesota**



# WEDNESDAY, AUGUST 10 SEALED BID DEADLINE 4:00PM ET



## INSPECTIONS:

Thursday, July 28, 9 AM – 3 PM • Thursday, August 4, 9 AM – 3 PM

Check-in at the Airport Operations Building, 125 Ave G, Gwinn, to Meet with Auction Company Staff and Sign Release Prior to Touring Properties

OTHER TIMES BY APPOINTMENT

507-285-1444

TAKE VIRTUAL TOUR AT [MAASCOMPANIES.COM](http://MAASCOMPANIES.COM)  
REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!

# FORMER AIR FORCE BASE TRANSITIONING TO HIGH-TECH INDUSTRIAL PARK & COMMERCIAL AIRPORT!



## BACKGROUND:

peninsula of Michigan just south of Marquette. Later in 1959, the Sault Sainte Marie Air Defense Sector was established and built/operated the Semi-Automatic Ground Environment (SAGE) Data Center at Sawyer to provide early warning for a Soviet nuclear attack. The base operated for nearly 40 years and closed in 1995.

K. I. Sawyer AFB is now decommissioned. Today Sawyer International Airport occupies a portion of the base and encompasses 2,100 Acres, has a 9,070' x 150' runway, air traffic control tower, service for commercial and private aviation, precision approach navigational system, 1,220+ raw acres of land for development, & 1 million square feet of office/storage space for lease. Active rail spur on-site served by CN Rail.

The airport is the most active in the Upper Peninsula with approximately 85,000 passengers a year. It is located approximately 15 minutes from downtown Marquette, the regional capital of Michigan's Upper Peninsula. Delta and American Airlines have multiple daily flights to Sawyer from Chicago and Detroit. There are several international companies that call Sawyer home like PotlatchDeltic, Adler Lumber, Superior Extrusion, National Carbon Technologies, Argonics Inc., Able Medical Devices, M.J. VanDamme, Inc., and Envoy Air.

SBA HUBZone Qualified - New Market Tax Credits Qualified - Lake Superior Community Partnership is Marquette County's leading resource for economic development.

## MANNER OF SALE:

The majority of the K. I. Sawyer AFB surplus properties are owned by Mango Investments, Inc./Telkite Enterprises. The auction being conducted by Maas Companies will consist of 14 different properties consisting of: a former SAGE Data Center building, former hospital, former movie theater, several former dormitory facilities, a former motel, former office building, former restaurant/officers club and several bare tracts of development land.

### PROPERTY LIST:

**Property 1: Building 708, SAGE Bldg.** 130,000 Sq. Ft., 6 Acres, Address: 240 D Ave, Tax Parcel ID: 52-05-266-002-01

**Property 2: Parcel E-24, 77.99± Acres Bare Land,** Located on M-553 west of Runway, Tax Parcel ID: 52-14-023-003-00, 52-14-026-004-00

**Property 3: Building 850, Former Hospital,** 119,588 Sq. Ft., 19.37± Acres, Address: 235 5th Street, Tax Parcel ID: 52-05-266-026-00

**Property 4: Buildings 830, 831, 832, 833, 835, 836, 837,** Lower Dormitories, 139,611 Sq. Ft., 23.1± Acres, Address: 313, 315, 323, 327, 329, 331 & 400 AA Avenue, Tax Parcel ID: 52-05-266-040-00

**Property 5: Parcel E-22, 221.84± Acres Bare Land,** Tax Parcel ID: 52-05-254-003-00, 52-05-255-001-50

**Property 6: Tailwinds Bar/Restaurant,** Former Red Fox Inn, Dormitories, Residences, 130,000 Sq. Ft., 20 Acres, Address: 800, 802, 810 State Hwy M94, Tax Parcel ID: 52-05-266-015-00, 52-05-101-025-00, 52-05-101-024-00, 52-05-101-026-00

**Property 7: Buildings 810/811,** South Upper Dormitory Buildings, 23,178 Sq. Ft., 4.1± Acres, Address: 416 A Avenue, Tax Parcel ID: 52-05-266-046-00

**Property 8: Buildings 814/815,** North Upper Dormitory Buildings, 25,084 Sq. Ft., 4.7± Acres, Address: 401 A Avenue, Tax Parcel ID: 52-05-266-044-00.

**Property 9: Parcel B14-M, 73.72± Acres Bare Land,** Tax Parcel ID: 52-19-031-002-10

**Property 10: Building 812,** Former Admin. Bldg. 9,562 Sq. Ft., 1.16± Acres, Address: 407 1st Street, Tax Parcel ID: 52-05-999-099-03

**Property 11: Parcel B1-D, 10.82± Acres Bare Land,** Located to East of Lower Dorms Parking Lots, Address: 200 Block 5th Street Approx., Tax Parcel ID: 52-05-266-039-00

**Property 12: Building 813,** Old Post Office, 10,641 Sq. Ft., 2.4± Acres, Address: 410 A Avenue, Tax Parcel ID: 52-05-266-045-00

**Property 13: Building 819,** Old Movie Theater, 5,810 Sq. Ft., 1.6± Acres, Address: 316 A Avenue, Tax Parcel ID: 52-05-266-043-00

**Property 14: Parcel C-52, 6.38± Acres Bare Land,** NE of Sidewinder/Fortress St. Intersection (behind homes), Tax Parcel ID: 52-19-031-016-00

## AUCTION SUMMARY:

## BIDDING REQUIREMENTS:

The auction will be conducted via Sealed Bid with a bid deadline of Wednesday, August 10 at 4:00pm ET. Request a Bidder's Kit for the bidding form and complete details.

Bidders will be required to complete and sign a sealed bid form and submit a certified funds deposit with their offer/s. Cashier's Check or Wire Deposits will be accepted as certified funds. Upon acceptance of the bid/s, the deposit becomes non-refundable. Non-winning bidders will have their deposits returned.

## DUE DILIGENCE DRIVE:

More information regarding K. I. Sawyer AFB is available for bidder's review. In order to access the Due Diligence Drive, bidders must sign and return a web access agreement to the auction company. Upon receipt of the signed web access agreement, bidders will be given access to a Google Shared Drive with documentation related to the sale.

## REAL ESTATE TAXES:

Taxes will be prorated and paid by seller up to date of closing. The tax statements for each property are available in the Bidder's Kit.

## EASEMENTS:

Several access and utility easements exist.

## ZONING:

K. I. Sawyer properties are in Marquette County and subject to zoning by Forsyth Township or West Branch Township. The County/Townships are open to working with buyers regarding future rezoning of the sites.

## ENVIRONMENTAL:

The properties are being sold as-is, where-is, some properties are known to have environmental issues. An environmental report is available on the Due Diligence Drive. Buildings may contain Asbestos and/or Lead Paint.

## BROKER PARTICIPATION:

Broker Participation is welcome but not required. A 2% commission will be paid to the licensed broker who, at time of registration, registers the bidder who pays for and settles for the real estate. To qualify a broker must attend one inspection with his/her client, assist as needed in the closing process and attend closing. A broker buying on his/her behalf, or on the behalf of any business entity in which he/she holds an interest on behalf of a family member or a family member's business entity, is not entitled to a commission.

## REAL ESTATE TERMS:

10% Buyer Premium, \$2,500-\$20,000 (Depending on Property) Certified Deposits due with signed sealed bid form, with a deposit equal to 20% due within 2 business days of bid acceptance and balance due at Closing on or about 30 days from bid deadline. The high bidder's deposit money shall become Earnest Money and is Non-Refundable. Attorney Thomas Clark will oversee the closing by Great Northern Title and Abstract. Real Estate and Equipment is selling AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES EXPRESSED OR IMPLIED. See Bidder's Kit for complete terms. All Properties Selling Subject to Owner Confirmation. All bids are subject to Seller's acceptance on or before Thursday, August 11 at 4:00pm ET. Bidders will be notified of the Seller's decision in writing via email and/or by phone. In all transactions, Auctioneer is acting as an Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by the Auction Company. Any announcement made/posted/published during the auction process takes precedence over any material published about this event. In the event of a dispute, Auctioneer has final decision.



**AUCTION DIVISION**  
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Rochester, Minnesota



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Diane Maas, President, Maas Companies Inc.

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# K. I. SAWYER AIR FORCE BASE SURPLUS PROPERTY AUCTION

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**SEALED BID DEADLINE  
WEDNESDAY, AUGUST 10 • 4:00PM ET**

Former K. I. Sawyer Air Force Base  
Upper Peninsula Michigan  
Gwinn (Marquette), Michigan 49841



# AUCTION



**PROPERTY 1: FORMER SAGE RADAR DATA CENTER 120,000 SQ. FT. 3-STORY BUILDING WITH 10,000 SQ. FT. SUPPORT BUILDING ON 6 ACRES**



**PROPERTY 2: 77.99± ACRES OF DEVELOPMENT LAND LOCATED ON M-553 WEST OF RUNWAY**



**PROPERTY 4: LOWER DORMITORY CAMPUS 139,611 SQ. FT. ON 23.1 ACRES**

