

# AUCTION

FORMER COLD WAR  
MISSILE DEFENSE RADAR BASE  
[www.maascompanies.com](http://www.maascompanies.com)

**THURSDAY, AUGUST 19 • SEALED BID DEADLINE 4:00PM ET**



## FORMER CALUMET AIR FORCE STATION UPPER PENINSULA, MOHAWK, MICHIGAN, 49950

**105± Acre Former Home of 665th Aircraft Control & Warning Squadron  
OWN A PIECE OF COLD WAR HISTORY!!**

HIGHEST POINT IN THE COUNTY  
MT. HORACE GREELEY



36-SINGLE FAMILY HOMESITES  
READY FOR REDEVELOPMENT



PERFECT SERVER FARM OR  
REDEVELOPMENT OPPORTUNITY



**\$50,000  
Minimum  
Bid!**

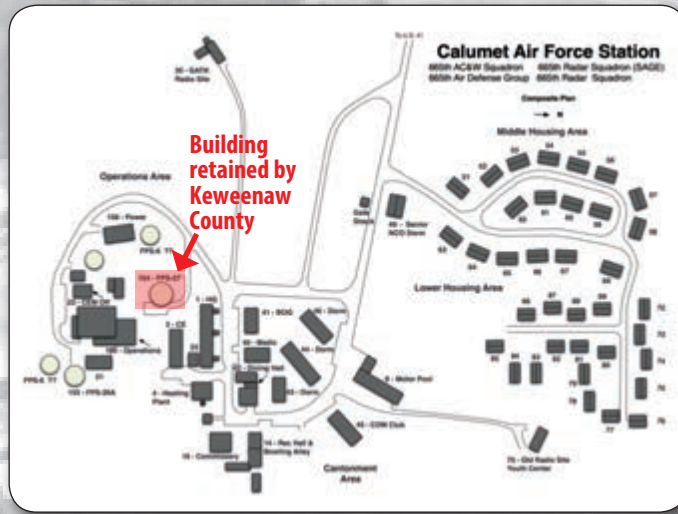


**MAAS**  
companies inc

AUCTION DIVISION  
**507.285.1444**  
Rochester, Minnesota



# THURSDAY, AUGUST 19TH SEALED BID DEADLINE 4:00PM ET



## INSPECTIONS:

Tuesday, July 27, 9 AM – 3 PM • Tuesday, August 17, 9 AM – 3 PM

OTHER TIMES BY APPOINTMENT

507-285-1444

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

# THURSDAY, AUGUST 19TH SEALED BID DEADLINE 4:00PM ET



## BACKGROUND:

Shortly after the start of the Korean War in 1950, the U.S. obtained intelligence that the Soviets were designing and manufacturing a massive offensive military force consisting of advanced jet aircraft and long range missiles. Realizing the new speed in which threats could reach the U.S., the Department of Defense designed and authorized the Corps of Engineers to construct as quickly as possible an array of 28 advanced radar stations which included Calumet Air Force Station. The location on Mt. Horace Greeley provided the perfect view the radar needed to identify distant threats outside of our borders. The station was fully operational on April 24th 1951. The station was home to the 665th Aircraft Control and Warning Squadron and was active for almost 4 decades. When operational the 28 stations were the most advanced radar surveillance network in the world. Over 275 personnel worked at the base, making it one of the largest contributors to the local economy. Once closed the base was deeded to Keweenaw County. The base has been declared surplus and must be sold!

## DATES OF USE:

1951-1988 US Air Force Radar Station. Station closed as a result of the deactivation of the unit involved. 1998-2004 Keweenaw Academy- a juvenile corrections facility.  
1988-1999 US Air Force caretaking and environmental closure. 2004-Present Vacant/Site Clean Up

## MANNER OF SALE:

The majority of Calumet Air Station is now owned by Keweenaw County with a small portion still owned by the U.S. Government. The auction being conducted by Maas Companies will consist of the land owned by Keweenaw County which includes: Primary Parcel of approximately 77.7 Acres, Middle and Lower Housing Areas consisting of approximately 21.2 Acres, Access Easement to the Property from Gratiot Lake Road, Water Wells at Gratiot Lake and the (Available) Sewage Ponds consisting of approximately 22.76 Acres.

The U.S. Government is offering up for auction their remaining portion which is approximately 35.62 Acres. Their auction process is scheduled to end on or about July 20, 2021 and is being conducted by GSA.

## PARCEL/EASEMENT MAP:

- A. Primary Parcel of Approx. 77.7 Acres Owned by Keweenaw County
- B. Sewage Ponds Approx. 8.55 Acres (Available) Owned by Keweenaw County
- C. Sewage Ponds Approx. 14.21 Acres (Available) Owned by Keweenaw County
- D. Middle Housing Area Approx. 10.37 Acres Owned by Keweenaw County
- E. Lower Housing Area Approx. 9.93 Acres Owned by Keweenaw County
- F. Parcel Approx. 35.62 Acres Owned by the United States



## AUCTION SUMMARY:

The auction will be conducted via Sealed Bid with a bid deadline of Thursday, August 19th at 4:00pm ET. Request a Bidders' Kit for bidding form and complete details.

## BIDDING REQUIREMENTS:

Bidders will be required to complete and sign a sealed bid form and submit a \$20,000 certified funds deposit with their offer. Cashier's Check or Wire Deposits will be accepted as certified funds. Upon acceptance of the bid the \$20,000 deposit becomes non-refundable. Non-winning bidders will have their deposits returned.

## DUE DILIGENCE DRIVE:

Extensive information regarding Calumet Air Station is available for bidders' 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 extensive documentation related to the sale.

**REAL ESTATE TAXES:** Calumet Air Station had not been subject to real estate taxes while owned by Keweenaw County. The Air Station will become subject to real estate tax after ownership transfers to the new buyer. The estimated tax summaries are available in the due diligence drive.

**EASEMENTS:** Several access and utility easements exist.

**ZONING:** The CAFS property is subject to zoning by Eagle Harbor Township (Keweenaw County) and Middle/Lower Housing Areas are subject to Keweenaw County Zoning. The Township/County are both open to working with the buyer regarding future rezoning of the site. Currently the property is zoned: Resort Service District.

**ENVIRONMENTAL:** The Purchaser will be required to grant access to the U.S. Air Force to continue to clean up and remediate groundwater and soil contamination at the site. The buildings may contain Asbestos and/or Lead Paint.

**COMMUNICATIONS TOWER BUILDING BEING RETAINED BY KEWEENAW COUNTY:** Keweenaw County currently rents space to Telecom companies. The telecommunications building and smaller support buildings nearby are not included in the auction and are being retained by Keweenaw County. Property to be transferred subject to a Reserved Access Easement.

## BROKER PARTICIPATION:

Broker Participation is welcome but not required. A 2% commission will be paid to the licensed broker who, at the 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 behalf of any business entity in which he/she holds an interest or 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. \$20,000 Certified Deposit 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. Keweenaw Title is overseeing the closing. Real Estate and Equipment is selling AS-IS, WHERE IS WITH NO WARRANTIES OR GUARANTEES EXPRESSED OR IMPLIED. See Bidder Kit for complete terms. Selling Subject to Owner Confirmation. 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.



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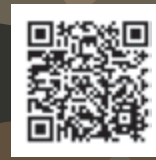
P.O. Box 7127, Rochester, MN 55903-7127 USA

Phone: 507.285.1444 Fax: 507.285.0034

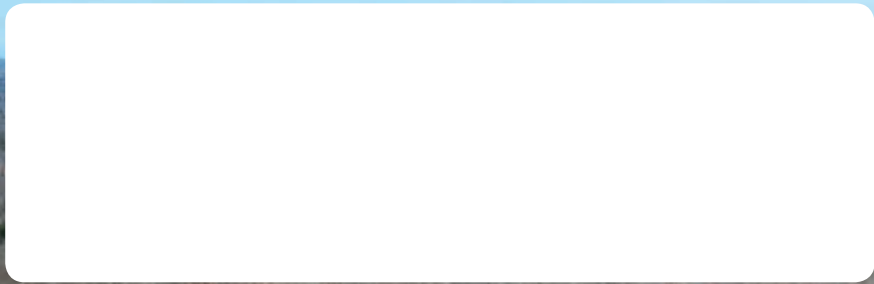
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Diane Maas, President, Maas Companies Inc.

www.maascompanies.com



# 105± ACRE FORMER HOME OF 665TH AIRCRAFT CONTROL & WARNING SQUADRON



www.maascompanies.com

**SEALED BID DEADLINE  
THURSDAY, AUGUST 19 - 4:00 PM ET**  
Former Calumet Air Force Station  
Upper Peninsula  
Mohawk, Michigan, 49950



# AUCTION



VIEW TO THE S.E. OF LAKE SUPERIOR AND WOODED UNDEVELOPED PARCEL



CELL TOWER BUILDING/LAND/EQUIPMENT NOT INCLUDED IN AUCTION .36 ACRE APPROX. (125' x 125')



2-WATER WELLS AT GRATIOT LAKE, VIEW OF 3 SEWAGE LAGOONS (AVAILABLE), UPPCO SUB-STATION ADJACENT TO PROPERTY

