

CARDINAL MUENCH SEMINARY



FOR SALE

On May 10, 2011, Bishop Samuel Aquila announced that the Cardinal Muench Seminary facility and property would be sold.

This packet of information provides background information on the facility and property. Interested parties are to contact Scott Hoselton, Finance Officer for Diocese of Fargo. Site visits and walkthroughs can be scheduled. His contact information is:

Scott Hoselton
Diocese of Fargo
5201 Bishops Blvd S, Ste A
Fargo, ND 58104-7605

Telephone: 701.356.7930
Email: scott.hoselton@fargodiocese.org

Most appointments, furnishings and records will be vacated during the 2011 summer months. The library will be relocated by the end of 2011. Holy Spirit School is using the facility through December 2011.

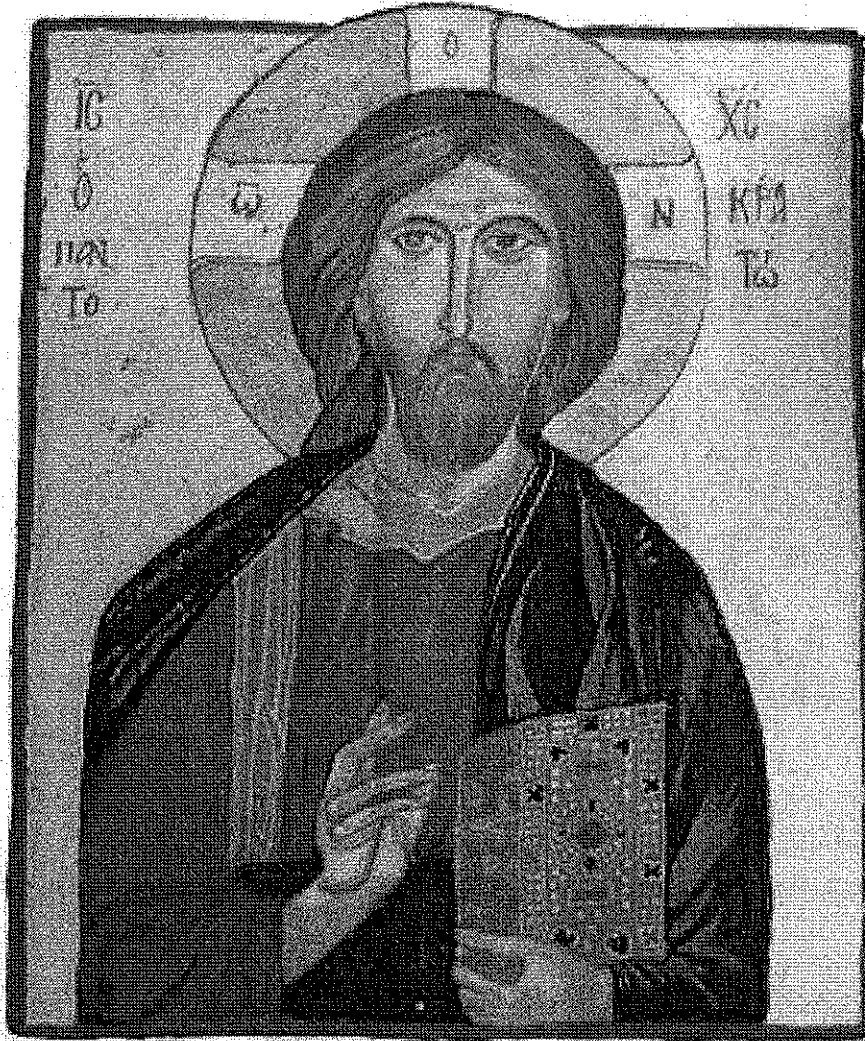
Terms of Sale:

The sale shall be for cash. Upon acceptance of an offer, Buyer shall immediately enter into a purchase agreement and make a non-refundable down payment of five percent (5%) of the purchase price by cashier's check, with the balance payable on or before sixty (60) days. If the Buyer fails to pay the purchase price within the sixty (60) day period, the offer to purchase shall be considered rescinded and cancelled.

Process:

Offers must be mailed or delivered to Scott Hoselton, at the above address.

Cardinal Muench Seminary
Fargo, North Dakota



Facility & Grounds

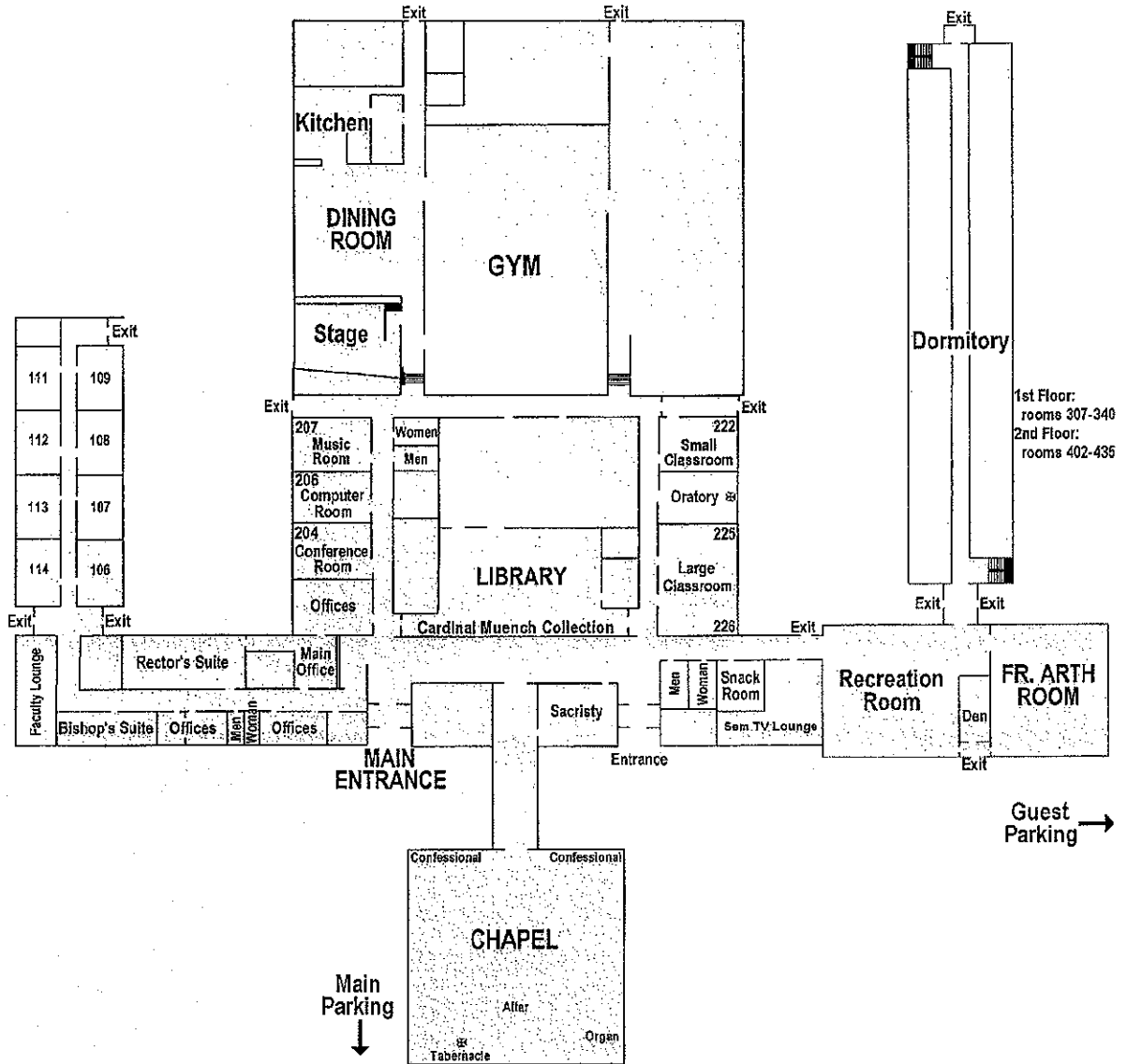
Cardinal Muench Seminary
100 35th Ave. NE
Fargo, ND 58102

Cardinal Muench Seminary Facility & Grounds

Cardinal Muench Seminary was founded in 1962. The current buildings were built in 1965 - 1966 on an 87 acre campus along the Red River in northeast Fargo.

General Information

- Two buildings of light brown brick: main facility and a detached garage; 82,000 sq. ft.
- The main facility consists of three wings and the main chapel: the faculty wing, the dormitory and the central wing.
- There is an emergency diesel powered electrical generator (the local utility company gives us a discounted electrical rate because we can switch to the generator during their peak time during the summer; the generator is infrequently needed in the winter)



Features:

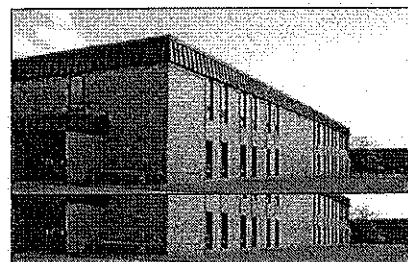
- security
 - main entrance and 2 dormitory entrances have electric locks, accessible via electronic keypads
 - main entrances are locked / unlocked by an electronic timer (settings are made for each day of the week, Sunday - Saturday)
 - rooms in the building which have locks with mechanical keypads: office suite, library, computer room and garage
- technology
 - every suite, office and dormitory room, is wired for telephone / voice mail
 - loudspeaker paging system throughout the facility
- computer network
 - every suite, office, dormitory and class room, and library is wired for a network connection
- suites and lounges wired for cable TV (dormitory and class rooms do not have cable hookups)
- 5 built-in sound systems: chapel, dining room (not currently working), Fr. Arth Room, gym, and paging system
- master clock system synchronizes all the clocks throughout the facility (2 broken wall clocks have been replaced with battery operated movements); classroom bell
- utilities accessible via tunnels throughout facility
- 3 boilers
 - smallest is hot water only (used in the summer)
 - mid-size for hot water and building heat
 - largest for hot water and heating during coldest parts of the winter
- major improvements in past decade: roof, carpeting, drain tile, earthen dike

Faculty Wing:

- 8 suites, each with office / sitting room, bedroom, bathroom, 2 closets
- 2 larger suites (rector's suite and "Bishop's Suite"): office, separate sitting room, bedroom, bathroom, 2 closets
- lounge: kitchenette, sitting area (with television, stereo, etc.)
- 2 housekeeping / utility rooms (1 washer, 1 dryer)

Dormitory Wing:

- two-storied wing
- 54 dormitory rooms; originally intended for 2 high schools students each: 2 built-in bed frames (with storage underneath), 2 built-in desks, 2 closets, 1 sink
- Spiritual Direction room on first floor (converted dorm rooms)
- 2 suites on first floor: office / sitting room, bedroom, bathroom, closet
- efficiency apartment on second floor: common area (kitchenette, dining room and sitting room), bedroom, bathroom, 3 closets



- washroom centrally located on each floor, each with: 4 toilets, 4 urinals, 4 shower stalls, 4 sinks, 1 tub
- housekeeping / utility room on each floor (total of 4 washing machines, 5 dryers)

Main Chapel:

- seating: 200 people in main pews; 30 chairs (with kneelers) in choir area; 20 people in pews in front of the tabernacle
- floor to ceiling art glass windows
- 2 confessionals
- sacristy: built-in cabinets

Main Wing:

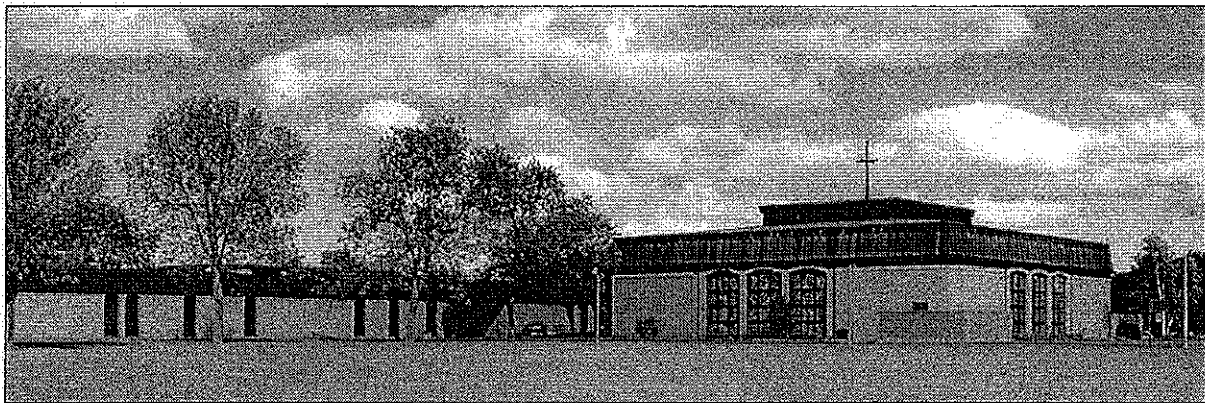
- library space – room for nearly 40,000 volumes
 - librarian's office
- office area
 - main reception area
 - 3 private offices (adjacent to 2 private offices of rector's and bishop's suites, noted above)
 - office suite of 4 cubicles
 - photocopy room, with office storage
 - men's restroom and women's restroom
- conference room
- computer room
 - locked computer closet for main server and network equipment
 - area for computer workstations
- classrooms / meeting rooms
 - 2 small classrooms: can accommodate about 12 students
 - large classroom can accommodate 24 students
 - student TV lounge
 - Fr. Arth room can sit 75-100 people in lecture setting, 48-60 in classroom setup
- recreation room and den (a sitting room)
- snack room: small kitchenette, built-in cabinets
- oratory
- gym / weight room
 - full-sized basketball court: tile floor, bleachers on one side
 - locker area and bathroom: 1 toilet, 1 urinal, shower area with 5 shower heads
 - office with private bathroom and shower
 - store room
- dining room
 - sits 150 people for meals; over 200 for stage performances
 - stage with office, storage and practice rooms
 - small dining room sits 8 people
 - kitchen office
 - kitchen



- 4 ovens (one is a convection oven), deep fryer, 3 stove tops, 2 microwaves
- large pantry, walk-in cooler, 2 walk-in freezers
- separate dish washing room
- 2 storage rooms
- staff bathroom
- 1 washer and 1 dryer
- main garage, for 6-7 vehicles
- boiler room / utility room / maintenance workshop; custodian's office
- 2 men's restrooms, each with 1 toilet, 2 urinals and a baby changing station
- 2 women's restrooms, each with 2 toilets and a baby changing station
- 3 housekeeping / utility rooms

Grounds

- 87 acres: 35 facility and grounds, 35 acres of woodlands (island) and 17 acres deeded to City of Fargo in 1960's for a floodway channel.
- The 52 acres of woodlands and designated flood plain/channel cannot be developed.
 - flower beds in front of main building planted with native flowers and grasses
 - area next to garage for vegetable garden
 - protected by a ½ mile long earthen dike with City of Fargo holding permanent easement to maintain.
- detached garage for 4 vehicles
- front gate
 - opened / closed by an electronic timer
 - also opened with a remote control or via electronic keypad
- 2 parking lots: loop by main entrance, student lot by dormitory entrance
- drive extends around the buildings
- 2 outdoor tennis courts; 3 outdoor handball courts



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