

Growthland

Appraisals, Management, Brokerage, & Advising

AVAILABLE FOR ACQUISITION

Two location grain elevator business with modern feed mill

North Location

- Estimated at **930,000 bushels of storage**
- Averaged **1.85 turns** through the elevator last five years
- Fully automated, **modern designed feed mill built in 2020** with 25 Ton Per Hour Capacity
- Designed for Safe Feed/Safe Food Compliance
- Good location on edge of city with nice office
- Access to city water, sewer and gas
- Excess land for expansion

South Location

- Approximately **500,000 bushels of upright storage** and an additional 350,000 bushels of flat storage (minimal usage of flat storage last few years).
- Located on edge of city with an additional 15 tillable acres
- Operated as a seasonal unit with throughput of approximately 500,000 bushels of corn and soybeans annually over last five years
- Access to city water, sewer, and gas

Other Features

Ask Price of \$7,000,000

- Long tenured customer base for both grain and feed. Mill customers diversified between hogs and cattle.
- Solid labor force to provide **immediate staffing**.
- Seller willing to entertain offers on a single location.
- Other revenue sources: Direct shipment of grain (5 million bushels in last five years), storage units, & retail building lease
- **Opportunity for livestock producer to vertically integrate to control and reduce costs.**
- Room for expansion at each location: **Grain Storage, Agronomy, Energy, etc.**
- **Discount to cost of a new facility.** Buyer can leverage by increasing throughput and adding services.
- Ability to purchase a going-concern with immediate cash flow.

Additional information available upon a signed Confidentiality Agreement. Contact agents for additional information.

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