

Growthland

Appraisals, Management, Brokerage, & Advising

AVAILABLE FOR ACQUISITION

Single Location Grain Elevator Located in Southwestern Minnesota

Property Overview

- Single location grain elevator with 575,000 bushels of licensed upright storage and 400,000 bushels of concrete bunker storage.
- Located on 3.63 acres with blacktop access.
- Very well-maintained facility with limited capital improvements required.

Production / Operations

- Efficient facility with great ability to segregate, blend and dry grain.
- Located in strong corn production area with 70-80+ million bushels of corn grown annually in the immediate two county area.
- Annual soybean production of 18-20+ million bushels in the immediate two county area.

Facility Offered Through A Sealed Bid Process

- Minimum bid of \$ 800,000.
- Additional information available upon signing a Confidentiality Agreement.
- Bid due date of April 3, 2024.
- Grain Inventory not included.
- Facility tours available upon request.

Opportunities

- Purchase a turn-key facility offering throughput capabilities similar to many new facilities, at a **value relative to building a similar new facility**.
- Potential ability to expand upright storage if needed.
- Establish an origination and storage presence for livestock grain needs.
- Utilize the facility to increase one's farm storage / grain drying capabilities .

Additional information available upon a signed Confidentiality Agreement.

Agents to Contact for Additional Information: Scott Borcharding at 515-708-6033 or Ben Isaacson at 319-350-6084

Contact Us:

5475 Dyer Ave, #141
Marion, IA 52302
Phone: (319) 377-1143

Richard Isaacson, Licensed broker for company in IA and MN
info@growthland.com

DISCLAIMER: All information contained in this document has been provided by the subject company to Growthland and, while believed to be correct, has not been verified. Accordingly, Growthland makes no representations or warranties as to the accuracy and truthfulness of such information. The recipient hereof acknowledges that Growthland shall not be liable for any loss or injury suffered by said recipient in any way connected to the delivery by Growthland of this document. At all times, Growthland is an agent for the seller and not for the buyer. Real estate broker for Growthland is Richard Isaacson, licensed in IA and MN.