

1,945,000 BUSHEL CAPACITY STORAGE

# Pifer's Grain Elevator For Sale



***Great opportunity to expand your storage or own your own business!***



**Pifer's**  
AUCTION & REALTY

[www.pifers.com](http://www.pifers.com)

877.700.4099

# General Information

This exceptional property features 545,000 bushels of storage under roof, with an additional 1,400,000 of storage on asphalt and aglime pads. The property sits on 11.36 acres in Todd County, MN.



## Property Information:

**Acres:** 11.36 deeded acres

**Legal:** SW1/4 SW1/4 lying S&W of HWY #94 and S&E of Desc. Line, commencing at SW corner of SW1/4 of SW1/4, east for 350 ft to point of beginning, thence north 500 ft, NE-ly to point on south line of HWY # 94 which point is 820 ft SE of west line SW1/4 SW1/4 and along SW-ly line of HWY # 94 and terminating. (11.36 acres) all in Todd County, MN

**Taxes (2016):** \$2,138

**NOTE:** Current owners are willing to assist in the management of the facility and/or provide guidance during the ownership change. The current business owners have a contract with Gavilon Grain. There is an existing contract with Gavilon Grain, which can be renewed, or the new owners may void the contract, giving Gavilon 3 months to remove inventory. Gavilon Grain offers extremely competitive prices on new crop bids.



*This is a perfect opportunity for a farming operation or a commercial elevator to expand and own an updated storage facility with great access!*

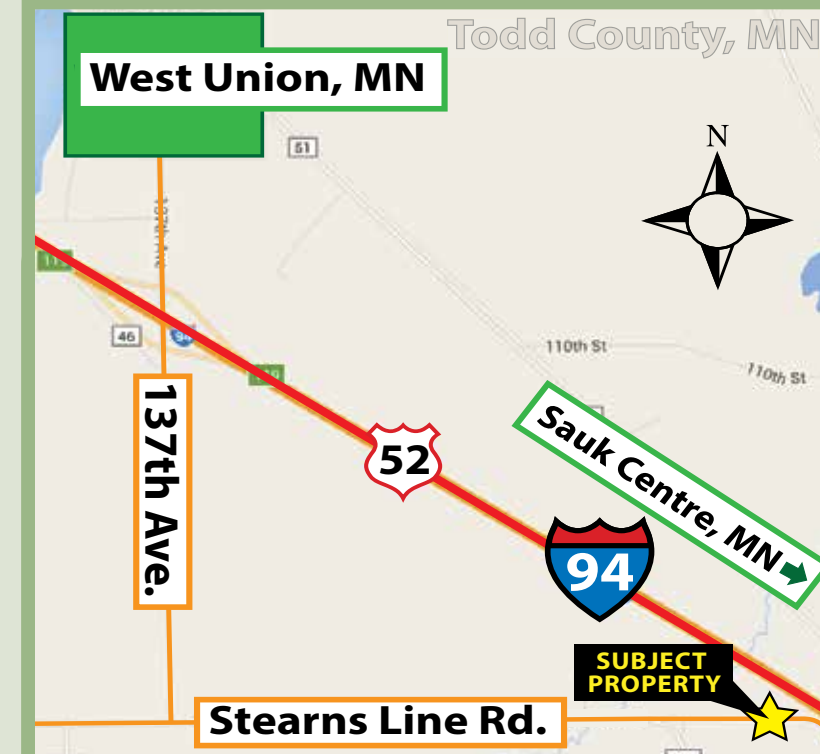
**Contact:** \_\_\_\_\_



**Lindsey Brown**

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## Driving Directions:

From Interstate 94 in take the West Union exit # 119, then drive south on 137th Ave for 1 mile to Stearns Line Road, then turn left and drive east for 1.2 miles, then stay to the left and turn onto Stearns County road 182. The grain facility will be on the left.



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1506 29th Ave S. - Moorhead, MN 56560

# Included in Sale



Steel storage bins, sizes include:

- 1 – 200,000 bushel bin
- 1 – 85,000 bushel bin
- 2 – 60,000 bushel bins
- 1 – 17,000 bushel bin
- 1 – 13,000 bushel bin
- 1 – 10,000 bushel bin

• 90' x 200' steel frame warehouse with bi-fold door that can hold 140,000 bushels. The front 125' has water pipes for in-floor heat, insulation in ceiling, and wash bay with floor drains. Building can easily be converted into a shop.

• 900,000 bushels of exterior storage on an asphalt pad  
 • 2 aglime pads: one with 150,000 bushel capacity and one with 350,000 bushel capacity.

- Grain conveyors
- 3 grain legs
- 2 dump pits
- 120,000 lbs. truck scale with outside display and computer interface to software
- Scale house/office with break room
- Scale office
- 3 additional separate offices
- 2 bathrooms
- 2 – 1000 gallon fuel tan
- 30,000 gallon propane tank



## GRAIN BINS

Bin #	1	6	7	8	9	10	11	Asphalt Pad
Year Built	1997	1985	1996	1996	2002	2003	2009	2012
Capacity (bushels)	10,000	13,000	6,0000	6,0000	17,000	200,000	85,000	900,000
Diameter	21'	30'	48'	48'	27'	60'	48'	
Height	25'	21'	36'	36'	36'	81'	51'	
Fans	1-5HP	1-10HP	2-10HP	2-10HP	1-7.5HP	2-40HP	1-40HP	
Floor	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Unload Auger	10"	10"	10"	10"	10" w/ angle	12"	10"	
Side Draw for unload	No	No	No	No	No	Yes	Yes	

### Also Available but NOT Included In Price:

- Central Grain's Trucking Fleet (5 trucks total)
- An 11-acre parcel that sits adjacent to the current bin site, which can be used for further expansion.
- Tractors, augers, and miscellaneous grain handling equipment.

OTHER EQUIPMENT	Year Built	Size	Details
Grain Leg #1	2003	120' Tall	4500 bu/hr
Grain Leg #2	2003	75' Tall	6000 bu/hr
Grain Leg #3	2012		7500 bu/hr
Grain Handler Continuous Flow Dryer	2003	8'x24'x60'	3500 bu/hr
-Screener	2003		10,000 bu/hr
Conveyor #1 leg #1 to bin #10	2003	12" x 50'	4500 bu/hr
Conveyor #2 between bins #7 & #8	2012	14' x 92'	7500 bu/hr
Conveyor #3 to bin #11	2009	18" x 71'	10,000 bu/hr
Conveyor #4 to dryer overhead	2003	16" x 35'	7500 bu/hr
Conveyor #5 to leg #1 under dryer	2008	16" x 70'	7000 bu/hr
Conveyor #6 on towers to asphalt bunker	2012	14" x 150'	7500 bu/hr
Conveyor #7 bin #10 to dump pit #2	2012	14" x 40'	7500 bu/hr
Convyor #8 bin #7 to leg #3	2012	12" x 30'	5000 bu/hr
Down spout #1 to conveyor #2	2008	10" x 83'	
Down spout #2 to bin #9	2003	10" x 45'	
Down spout #3 to bin #1	2003	8" x 60'	
Down spout #4 to bin #6	2012	12" x 25'	
Down spout #5 load out over pit #2	2012	10" x 70'	
Down spout #6 dryer to leg #1	2003	10" x 70'	
Dump pit #1	2003	Underground	1300 bu pit
-Pit auger #1	2010	10" x 35'	3000 bu/hr
-Pit auger #2	2010	10" x 35'	3000 bu/hr
-Dust control oiler	2009		3000 bu/hr
Dump pit #2	2012	Underground	1200 bu pit
-Pit auger	2012	14" x 30'	7500 bu/hr
-Dust control oiler	2012		7500 bu/hr
Scale - drive on - Fairbanks	2003	8' x 68'	120,000 lbs
-Outside display	2015		
-Computer interface	2012		
Office/Scale House - building #1	1999	16' x 80'	Mobile Home
-Office computers	2014		
-Misc office machines/equipment	2010		
-2 Way radios base w/4 mobile	2010		
Control Room - building #2	2003	12' x 24'	
-Electrical panels			
-Dryer panel			
-Dryer moisture meter	2009		
-Perten grain moisture tester	2012		
-Dickey John moisture tester	2005		
Storage shed - building #3	2009	8' x 16'	
Steel frame shed - building #4	2000	90' x 200'	
-Insulation/in floor heat pipes in front 1/2			
-Bifold overhead door			
-Drains for wash bay			
Fuel Barrels - 2	2010	1000 gal each	
Propane tank		30,000 gal	

# Current Layout

