

Pifer's



585,000 BU. TOTAL CAPACITY | \$4,800,000

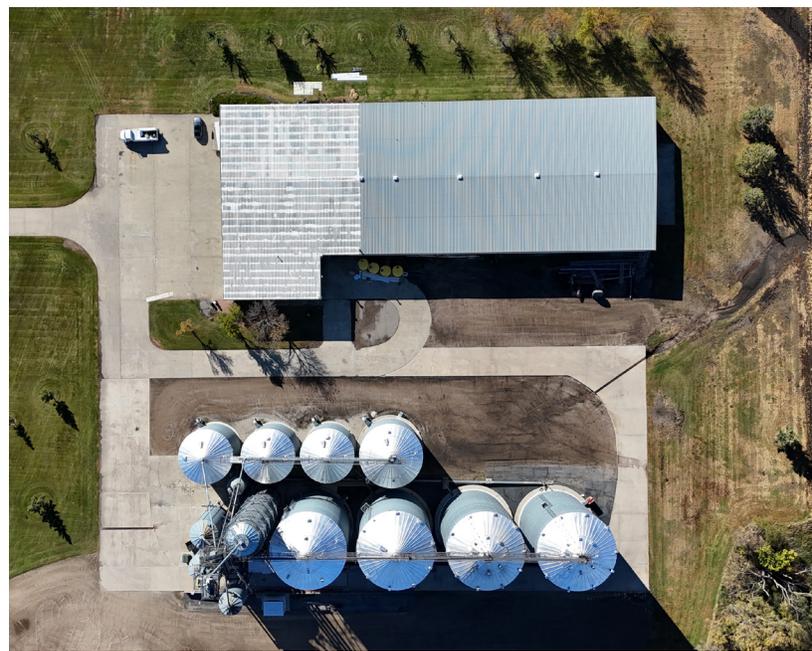
GRAIN HANDLING FACILITY

BRECKENRIDGE, MN

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LISTED PRICE \$4,800,000

GRAIN HANDLING FACILITY

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PROPERTY INFORMATION

Don't miss this fantastic opportunity to own a high-capacity grain handling facility strategically positioned just 6 miles north of Breckenridge/Wahpeton Metro. Located along a high-visibility State Highway and under an hour from the thriving ag markets of Fergus Falls and Fargo-Moorhead Metro, this site places you at the crossroads of major grain production and distribution routes in the Red River Valley.

Built for operational efficiency, the facility is designed to move, dry, and store grain at commercial scale, making it an ideal investment for grain marketing firms, cooperatives, independent operators, or private equity groups expanding their agricultural portfolio.

This premier site is ready for immediate use, offering a robust footprint in one of the Midwest's most productive agricultural corridors. Whether you're scaling operations or securing a strategic foothold, this facility positions you for success.

KEY FEATURES

Grain Storage Structures + Fill/Reclaim Equipment

- 585,000 bu. total capacity
- (2) - 10,000 bu. Butler hopper bottom bins (wet bins), Spout filled from leg, Fill alarms, Electric reclaim gates, 5 hp aeration fans
- 2 - Hutchinson 10,000 bph grain pumps to wet leg
- 3,200 bu. overhead loadout hopper bin on 15x15 I-beam support structure, spout filled from leg
- 2,000 bu. screening hopper bin, spout filled from screener, manual gate, reclaimed to transfer leg via drag conveyor
- (3) - 30,000 bu. Butler bins w/foundation, aeration, power sweeps, auger takeout to central drag reclaim, fill/reclaim conveyance
- 42,000 bu. Butler bin w/foundation, aeration, power sweeps, auger takeout to central drag reclaim, fill/reclaim conveyance
- (4) - 107,000 bu. Butler bins w/foundation, aeration, power sweeps, auger takeout to central drag reclaim, fill/reclaim conveyance, side draws

Receiving & Conveyance Structures

- 10 x 70 B-Tek BS Scale (New 2018), Concrete deck, on load cells, 720i digital read out, 295 printer
- Sudenga drive-over dump pit w/10,000 bhp chain conveyor (updated 2011)
- Incline drag conveyor auger to 10,000 bph Schlagel receiving leg (2014) OR 7,500 bph transfer leg (upgraded 2011)
- 10 x 10 x 120 galv. steel support tower
- 10-duct electric swing-flow distributor and diamond screener (2011)

Grain Handling Facility Structures

- 18 x 10 Scale House, Steel frame, concrete floor, insulated w/heat & AC, complete camera and stop light system
- 14 x 10 steel frame building containing Algas SDI Vaporizer, 800 gph vaporizer, 3" plumbing
- Brock BCT4700 4,700 bph continuous flow tower dryer (new 2014), LPG fired, Meyer/Super B Quantum Controls, filled via 10,000 bph wet leg, manual y-valve, direct spout to dryer or distributor, reclaimed via above ground drag conveyor to dry leg
- 22,000 lb. LPG tank on concrete saddles, 2" plumbing to Algas Vaporizer



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