

FOR SALE

AGLAND GRAIN, INC

GRAIN ELEVATOR • FEED MILL • AG STORE



**MORE
DETAILS
INSIDE**

VERTICAL STORAGE 420,000 bu

FLAT STORAGE 200,000 bu

PROPERTY LOCATION

1136 Clark Avenue
Bluffton, IN 46714

PROPERTY TYPE

Commercial

TOTAL ACREAGE

11.13 acres

TOPOGRAPHY

Level

ZONING

I-1: Light Industrial
B-2: Service Business

ANNUAL TAXES

\$13,218.00

OWNER: Agland Grain, Inc. HLS# PJK-12597 (21)



AGLAND GRAIN, INC



GRAIN ELEVATOR, FEED MILL, & AG STORE

over

**11
acres**

FOR SALE



\$535,000



HALDERMAN

REAL ESTATE & FARM MANAGEMENT

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Rick Johnloz
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**INSPECTION BY
APPOINTMENT**

BUILDING A



4,550 SF Grain Elevator 10,000 bu capacity with wood overhead grain storage, one grain dump and storage area. Includes 3 private offices, retail area, restroom, and kitchen.

- (3) 120,000 bu Steel Bins**
aeration floors and side draws

(1) 12,000 bu Steel Bins
plenum floor and side draws

(2) 12,000 bu Concrete Bins
aeration floors and side draws
- (2) 8,000 bu Concrete Bins**
aeration floors and side draws

(2) 3,000 bu Steel Loading Overhead Bins

(2) Grain Dryers with natural gas hook up

200,000 bu Flat Storage with asphalt floor

11.13[±] acres



BUILDING B



880 SF Building 8' eaves, great for office space or storage.

BUILDING C



3,200 SF Storage Building 18' eaves with concrete floor.

BUILDING D



800 SF Retail and Storage Building 8' eaves, partially finished and heated.

BUILDING E



1,800 SF Storage Shed 12' eaves, open front with gravel floor.

BUILDING F



6,560 SF Storage Building 12' eaves with concrete floor and truck docks.

BUILDING G



6,240 SF Retail and Storage Building 16' eaves, partially finished and heated.

BUILDING H



670 SF Storage Building 8' eaves, unheated with wood floor.