1,000,000 GRAIN STORAGE SETUP

FOR SALE

181.64 +/- total acres

Tract 1: 114.68⁺/⁻ acres

104.33⁺/⁻ Tillable | 8.25⁺/⁻ Home

Tract 2: 66.96⁺/⁻ acres

46.58⁺/⁻ Tillable | 20.13⁺/⁻ Woods

LISTING PRICE
$3,900,000

PROPERTY LOCATION
6210 Cole Road, Hillsdale, MI 49242
East of M 49 at the intersection of
Cole Rd and Cronk Rd S in Hillsdale
County, Reading/Allen Township

BUILDINGS (TRACT 1)

85' x 300' Machinery Shop

80' x 60' Machinery Shop
with living quarters attached
featuring:

- 4 Bedrooms
- 1 Bath
- Large Office
- Conference Room
- Kitchen

1,000,000 bu Grain Storage Facilities:

Meyer 2650s Tower Grain Dryer
with 1105 operating hours,

Meyers SQ40 Grain Dryer with
2,672 operating hours

1,750 sq ft Home (TRACT 2)

ZONING
Agricultural

SCHOOL DISTRICT
Reading Community Schools

TOPOGRAPHY
Level to Gently Rolling

ANNUAL TAXES
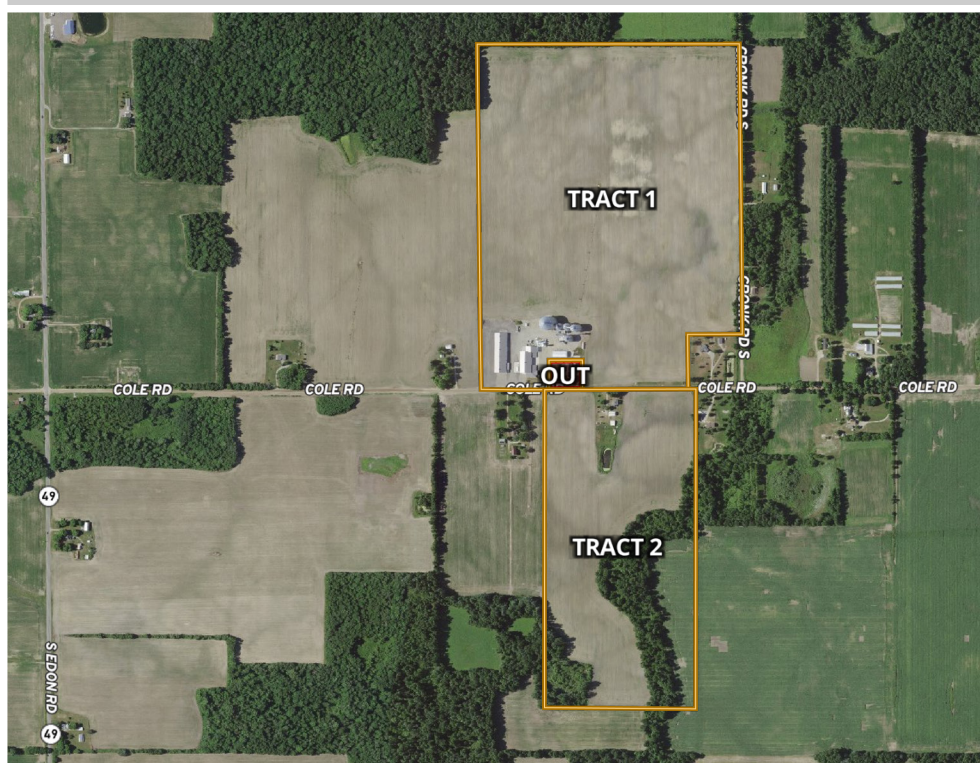$15,424.30

FARM: Cole Road Farm

HLS# GCJ-12698 (21)

Grover Johnson
614.753.9697
groverj@halderman.com

Colten Yager
620.214.1915
colteny@halderman.com
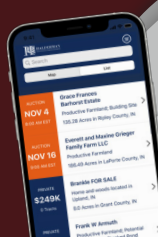
HALDERMAN
REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com

FOR SALE

2 TRACTS IN HILLSDALE CO

181.64 +/- total acres

PRODUCTIVE FARMLAND • GRAIN/EQUIPMENT STORAGE

85' x 300' & 80' x 60' Machinery Shops

1,000,000 bu Grain Storage

TRACT 1

TRACT 2

114.68 +/- Total Acres & Buildings
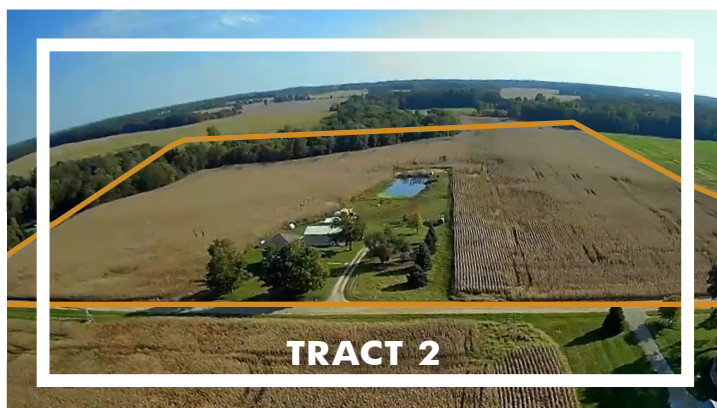
66.96 +/- Total Acres & Home
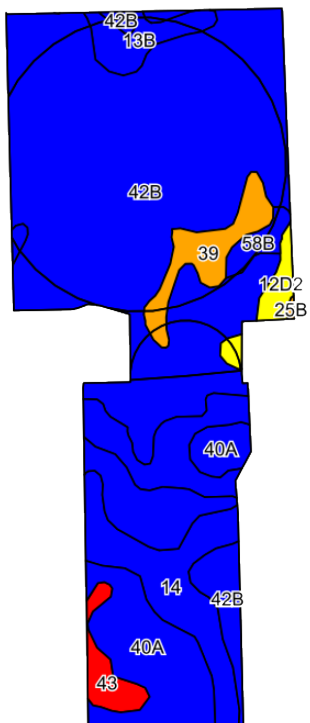
	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
42B	Riddles sandy loam, 1 to 6 percent slopes	97.82	143	49
40A	Locke fine sandy loam, 0 to 3 percent slopes	25.45	105	36
14	Wolcott silt loam	22.13	150	53
39	Gilford sandy loam, till plan, 0 to 2 percent slopes	6.37	146	33
13B	Conover loam, 1 to 4 percent slopes	4.71	120	36
43	Histosols and Aquents, ponded	3.38	---	---
12D2	Wawasee clay loam, 12 to 18 percent slopes eroded	2.72	110	51
58B	Wawasee clay loam, 12 to 18 percent slopes,	2.10	90	38
25B	Thatford loamy sand, 0 to 4 percent slopes	0.15	85	35
	WEIGHTED AVERAGE (WAPI)		**133.3**	**45.1**