

**3.88+/- total
acres**

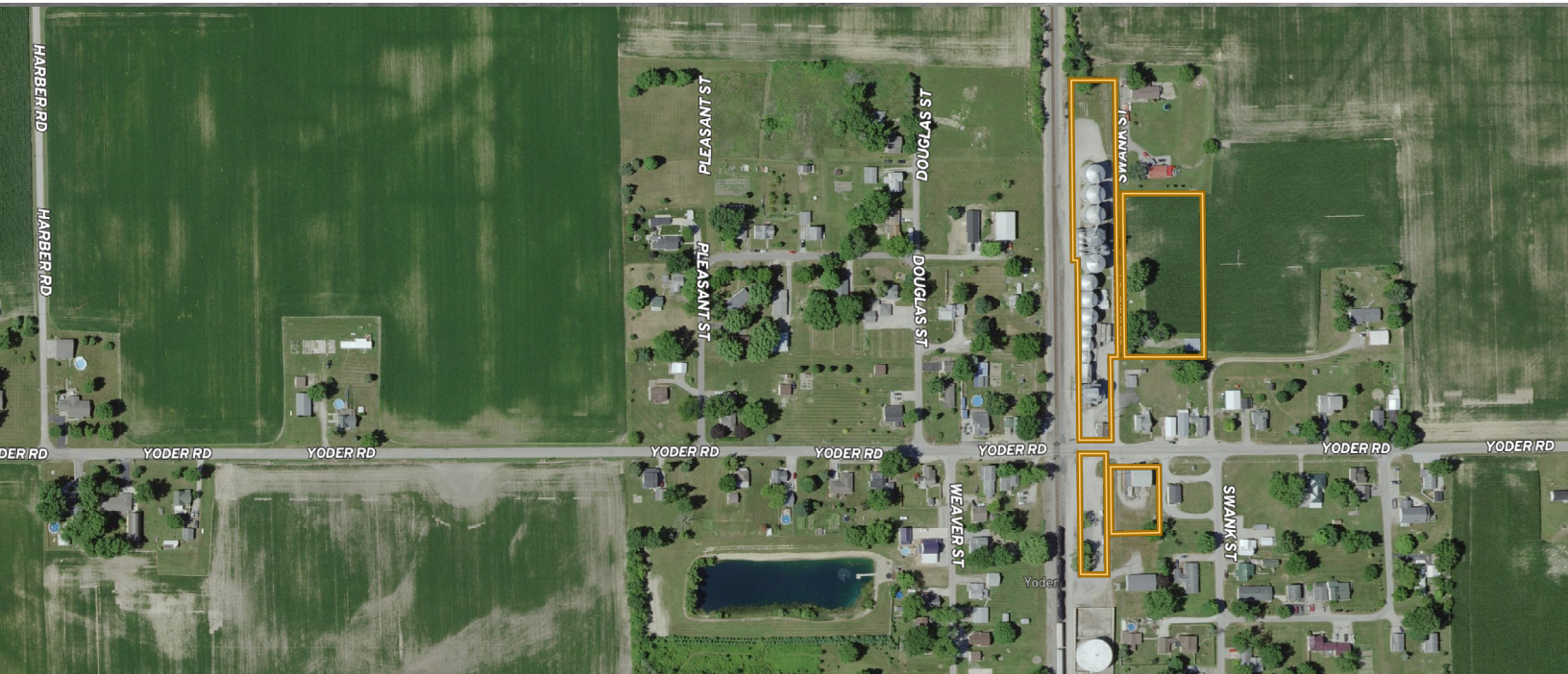
YODER GRAIN

YODER, IN
ALLEN CO | PLEASANT TWP

FOR SALE

OPERATING AND PROFITABLE GRAIN ELEVATOR

2021 HIGHEST VOLUME YEAR EVER

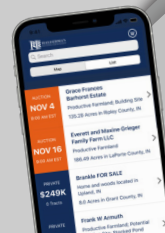


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rickj@halderman.com



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REAL ESTATE & FARM MANAGEMENT

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Instant directions to
property tracts and
details on this listing.



LISTING PRICE

\$550,000

PROPERTY FEATURES

443,000 bu Steel Bin Storage

6 Grain Legs

(2) Tower Grain Dryers

(2) Dump Pits

Office

Scale House

55' x 40' Shop

Active Rail Road & Load Out Rail Spur

Natural Gas Availability for Dryers

PROPERTY LOCATION

3266 Yoder Road

Yoder, IN 46798

ZONING

Industrial I-2

TOPOGRAPHY

Level

WATER SUPPLY

4" Well

ELECTRICITY

400 AMP/3-Phase

ANNUAL TAXES

\$7,414.00



**MAIN DUMPING PIT &
(5) 60,000 BU BINS**



RR LOAD OUT



INSIDE OF OFFICE



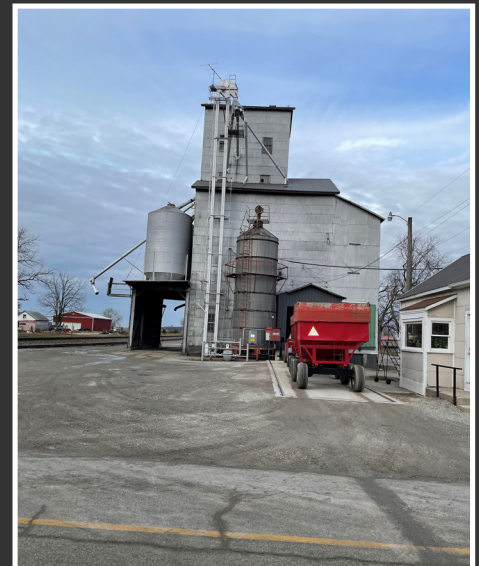
SHOP & STAGING LOT



MIDDLE 30,000 BU BINS



ZIMMERMAN TOWER DRYER



**SCALE & SOUTH END
OF FACILITY**