

# For Sale

/// MARSHALL COUNTY, IN ///



## TRACT 1: GRAIN ELEVATOR

**NOTE:** THE GRAIN BINS, DRIER AND LEGS ARE ON R.R. LEASED PROPERTY. MR. VOREIS STATED THAT LEASE PAYMENT ARE \$900/YEAR.

**IMPROVEMENTS: GRAIN BINS, DRIER & LEGS**

1994 90,000 BU. BIN WITH AIR TUBES

1994 15,000 BU. HOPPER BIN

7,000 BU. BIN

42,000 BU. BIN WITH AIR TUBE

**DRIER:** 12'x45'; 1994 ZIMMERMAN GRAIN DRIER; S.S. 1,500 BU./HR. AT 10 PTS; NATURAL GAS

**LEG:** 1994 110' GRAIN LEG; 8,000 BU./HR.

**DRIER GRAIN LEG:** 5,000 BU./HR.

**NORTH LEG:** 7,000 BU./HR.

**TOP CONVEYOR:** 1994 CHAIN CONVEYOR

**BOTTOM CONVEYOR:** U-TROUGH AUGER

**DUMP PIT:** APPROX. 150 BU. WITH AUGER TO LEG

**OFFICE:** PORTABLE. A 10'x50' OFFICE WITH 2 SEPARATE OFFICES, CUSTOMER COUNTER AREA, 1 REST ROOM.

**GRAIN PROBE:** A HYD. GRAIN PROBE.

**SCALES:** 10'x60' METAL DECK, SCALES, LOAD CELLS, 100,000# CAPACITY, DIGITAL READ-OUT AND PRINTER.

**QUONSET:** A 41'x120' METAL QUONSET BUILDING WITH CONCRETE FLOOR, TOP AUGER WITH 70,000 BU. CAPACITY.

**SHOP:** A 22'x40' WOOD FRAME WITH METAL SIDING, CONCRETE FLOOR, HEATER.

**RAIL SIDING:** THERE IS A 7+ CAR RAIL SIDING ALONG THE EAST SIDE OF THE GRAIN BINS.

**UTILITIES:** CITY - WATER & SEWER; ELECTRIC - 480 4 PHASE; GAS - NIPSCO

**RE TAXES:** 2015 - PAY 2016 \$454.50/6 MONTHS

**Directions:** From downtown Argos, IN, SR 10 to Lincoln Street, take Lincoln Street 2 blocks south to 214 E. South Street.

**Owner:** Argos Grain Center, LLC

## TRACT 2: STORAGE WAREHOUSE

**2 LOTS, IMPROVEMENTS:** A 60'x112' WOOD FRAME STRUCTURE, CONCRETE FLOORS, 4 DOORS, DOCK HIGH LOAD-OUT

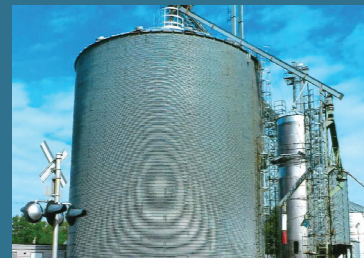
### PRICE

TRACT 1 - \$175,000

TRACT 2 - \$32,500

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Argos • JHBOG01M







# For Sale

/// MARSHALL COUNTY, IN ///

