



# TOTAL REALTY CO.

*Specializing in Farmland and  
Residential Sales*



*Total Realty Co.  
is pleased to present:  
Hartung Grain Elevator  
23 N. Mitchell St.  
Preston, IA*

*We specialize in:  
Farm Sales  
Exchanging Property  
Investment Property*

700 6th Ave., DeWitt, IA 52742  
Office: 563-659-8185 Fax: 563-659-8189  
[www.totalrealtyco.com](http://www.totalrealtyco.com)



## NOTICE OF AGENCY TO PROSPECTIVE PURCHASERS

Thank you for giving Total Realty Co. the opportunity to work with you. We feel it is important for you to know and be aware of the services that we can provide to you. We endeavor at all times to provide our customers with fair, honest and professional service.

As part of providing this service, we believe you should know that:

1. AS LISTING OR COOPERATING BROKER, ALL LICENSEES EMPLOYED BY OR ASSOCIATED WITH THE BROKER ARE THE AGENTS OF THE SELLER AS TO ALL PROPERTIES FOR WHICH WE WILL PROVIDE INFORMATION OR SHOW YOU.
2. As an agent of the seller, we have certain legal obligations to the seller, including the duties of loyalty and faithfulness.

As part of our professional service to you, we can and will:

1. Treat you fairly and honestly.
2. Provide information, locate, and show you available properties meeting criteria established by you.
3. Provide you with information and counseling about the financing of your purchase.
4. Disclose all material facts of which we are aware about the properties you are considering.

If you have any questions about our role, please feel free to ask. We look forward to having the opportunity to work with you and to provide you with our professional services.

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**Main Office**  
700 6th Ave., DeWitt, IA 52742  
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## *Hartung Grain Elevator, Preston, IA.*

**TOTAL ACRES:** 2.61

**PRICE:** \$850,000.00

**Owner:** Hartung

**Operator:** Owner

**County & State:** Jackson Co., IA

**Location:** 23 N. Mitchell St., Preston, IA

**Possession Date:** To be agreed

**Zoning:** Commercial

**Taxable Acres:** 2.61

**Net RE Taxes:** \$7,774.00

**Taxes payable in:** 2013-14



### **Legal Description:**

Part of Section 29, Township 84 North, Range 5 East of the 5th  
P.M.

### **To Contact Listing Agent:**

**Douglas R. Yegge**  
**563-320-9900**

### **Comments & Building Information:**

Work 490,000 bushel gain elevator in Preston, Iowa.

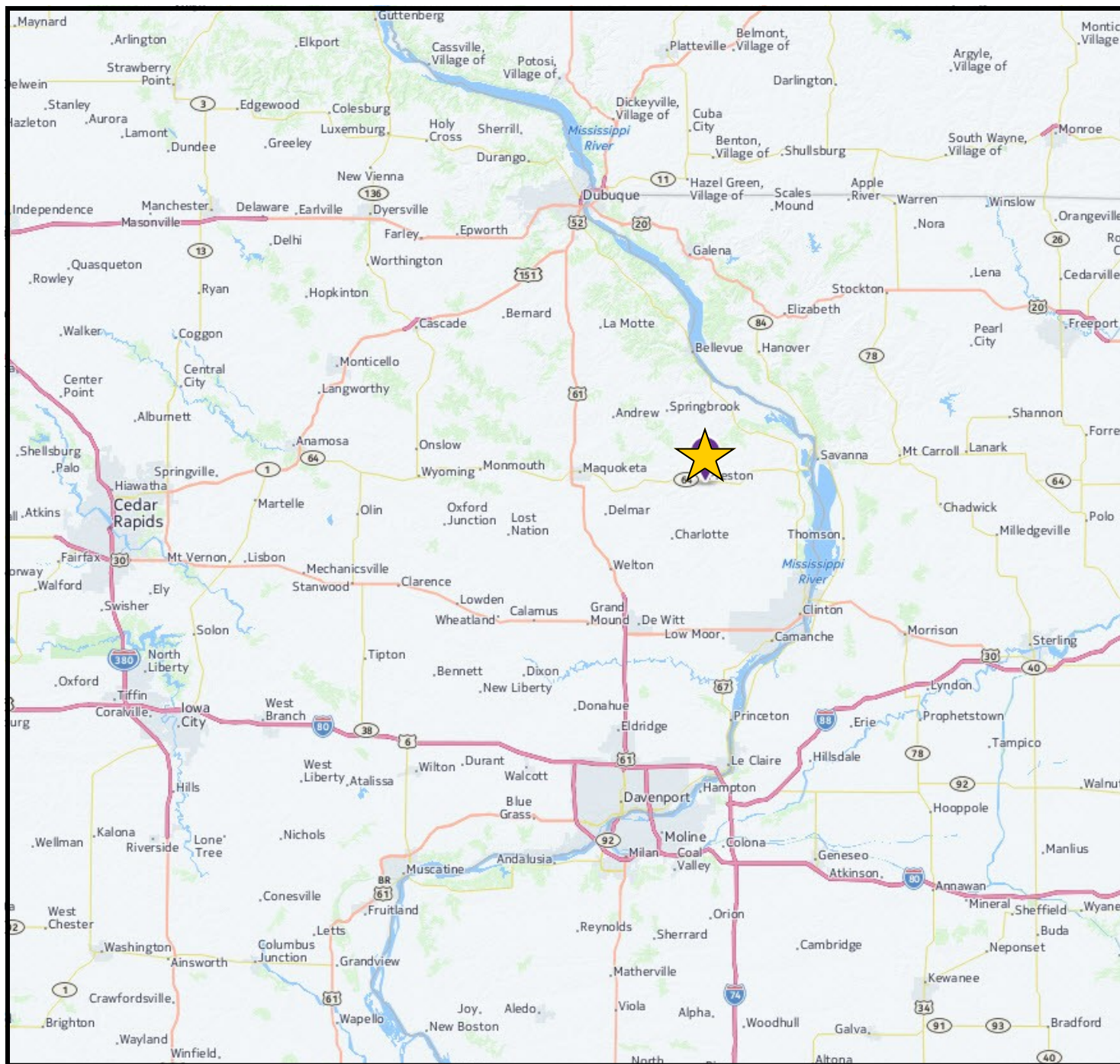
This grain handling facility includes: office, a 100,000 lb. scale, dryers, belt conveyors, and all the equipment used in the drying and/or storage of grain.

There is a strong demand for grain storage in the Midwest, making this a financially feasible facility.

Financial report available with signed confidentiality agreement.

\*Reason for selling: Owner deceased.





**Hartung Elevator**  
**23 N. Mitchell St.**  
**Preston, IA**



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23 N. Mitchell St.  
Preston, IA**





### **Hartung Elevator ~ Office**

16' x 40' Office with an open area, rest room and utility closet.

### **Attached warehouse #1**

A 1,728 Sq. ft., on the ground level, with second floor.

The scale is a 12' x 70' concrete platform with a 60 ton balance beam system.





**Hartung Elevator ~ Flat #7**

60' x 120' Structure  
76,000 Bu.  
3 - 3HP Axial Fans







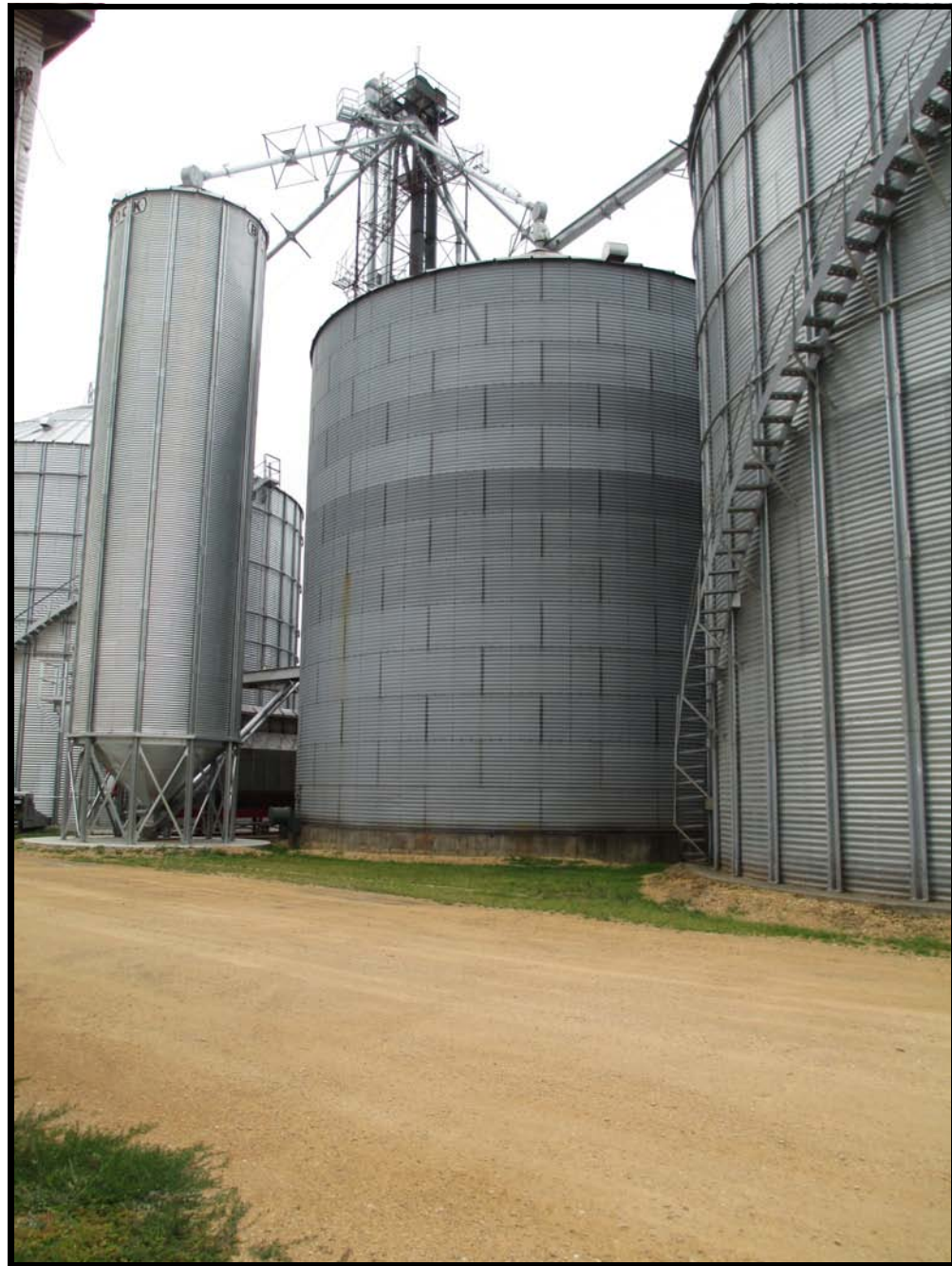
**Hartung Elevator ~ Grain Tank #2 Base**  
9,000 Bu. Steel Hopper





**Hartung Elevator ~ Grain Tank #8**

122,000 Bu. Steel Tank  
 Unload 10" x 30' Auger  
 2 - 10 HP Centrifugal Fans



**Hartung Elevator ~ Grain Tank #3**

76,120 Bu. Steel Tank  
 10" x 35' Auger  
 2 - 5 HP Axial Fans





### **Hartung Elevator**

6,000 BPH x 120' Leg

4,000 BPH x 120 Leg

120' LegTower





**Hartung Elevator ~ Dryer**  
Brock SuPurb Dryer—1500 BPH





**Hartung Elevator ~ Grain Tank #1**  
 19,689 Bu. Steel Tank  
 Unload 10" x 15' Auger  
 15 HP Centrifugal Fan



**Hartung Elevator ~ Grain Tank #4**  
 Older Flat F-1 Through F-6  
 Total 42,000 Bu.





**Hartung Elevator ~ Grain Tank #6**  
 122,000 Bu. Steel Tank  
 Loading: 14" x 60' U-trough Drag  
 Unload 10" x 30' Auger  
 20 HP Centrifugal Fan



**Hartung Elevator ~ Grain Tank #4**  
 19,300 Bu. Steel Tank  
 Unload 8" x 25' Auger  
 2-5 HP Axial Fan