

Licensed Grain Elevator For Sale

ACREAGE:

7.0 Acres, m/l

LOCATION:

Tama County, IA



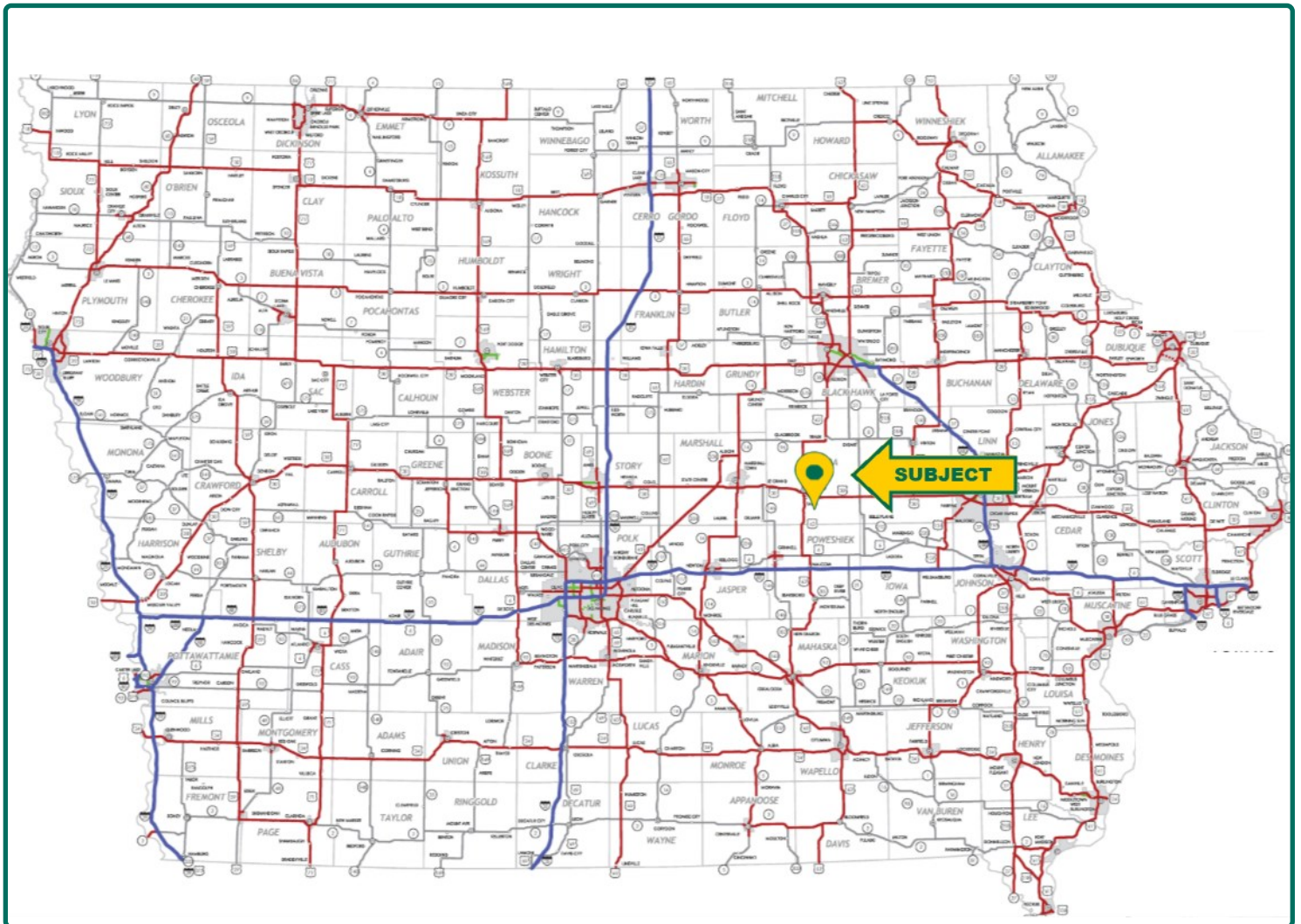
Property *Key Features*

- Last Privately-Owned & Licensed Grain Elevator in Tama County
- 1.9 Million Bushels of Licensed Storage
- Great Investment Opportunity with an Impressive ROI

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In Cooperation With
United States
Department of Transportation
ADOPTED NOVEMBER 28, 1995
DECEMBER 13, 2018

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Property Information

7 Acres, m/l

Location

Located in east central Iowa in the town of Tama.

Address

404 E. 3rd St.
Tama, IA 52339

Price & Terms

- \$1,900,000
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon

Real Estate Tax

Taxes Payable 2019 - 2020: \$56,662
Net Taxable Acres: 7.0

Buildings/Improvements

- 1.9 Million Bu. Of upright storage, 300,000 Bu. Of flat storage
- 1998 Super B Tower Grain Dryer
- Feed mill build in 1977 with a three ton mixer and bulk bins
- Two - 6,000 Bu./hour dump pits
- 50' x 150' Warehouse built in 1950
- Office built in 1973, complete with grain probe and 70-foot scale

Annual Bushels Purchased

2018.....	1,881,579
2017.....	1,674,339
2016.....	1,670,833
2015.....	1,623,956
2014.....	1,409,507
2013.....	1,224,044
2012.....	1,879,049

Utility Providers

Electricity: Alliant Energy
Natural Gas: Alliant Energy
Water: City of Tama

Comments

Well-maintained facility with the potential to have Union Pacific rail access.

Financial data is available through Listing Agent.

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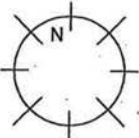
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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Warehouse Diagram

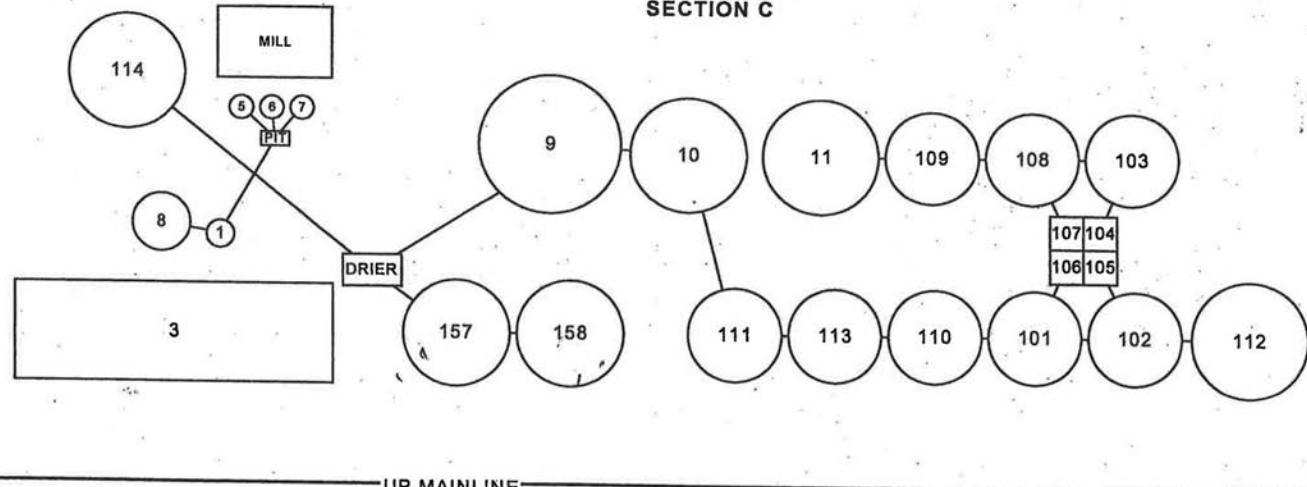
	WA-134 U.S. DEPARTMENT OF AGRICULTURE FARM SERVICE AGENCY		WAREHOUSE DIAGRAM	
	LICENSE NO. 3-6065	NAME AND LOCATION OF WAREHOUSE WERNER GRAIN & FEED ELEVATOR TAMA, IA		CODE NO. 8-3828

OSWEGA ST. ———— 3RD STREET ————

OFFICE

SCALE

SECTION C



————— UP MAINLINE —————

DATE	EXAMINER	SECTION LOCATION	PAGE NUMBER
11/05/2010	John Hagenow	TAMA, IA	1 OF 1



Office, Scale & Grain Probe



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Northeast Looking Southwest



West Looking East



East Looking West



West Looking East



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Grain Dryer & Bins



Feed Mill Grain Bins



Feed Mill



Feed Mixer



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Feed Mill Bulk Bins



Warehouse



Seed Cleaning Equipment



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Office



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