

**3.88+/- total acres**

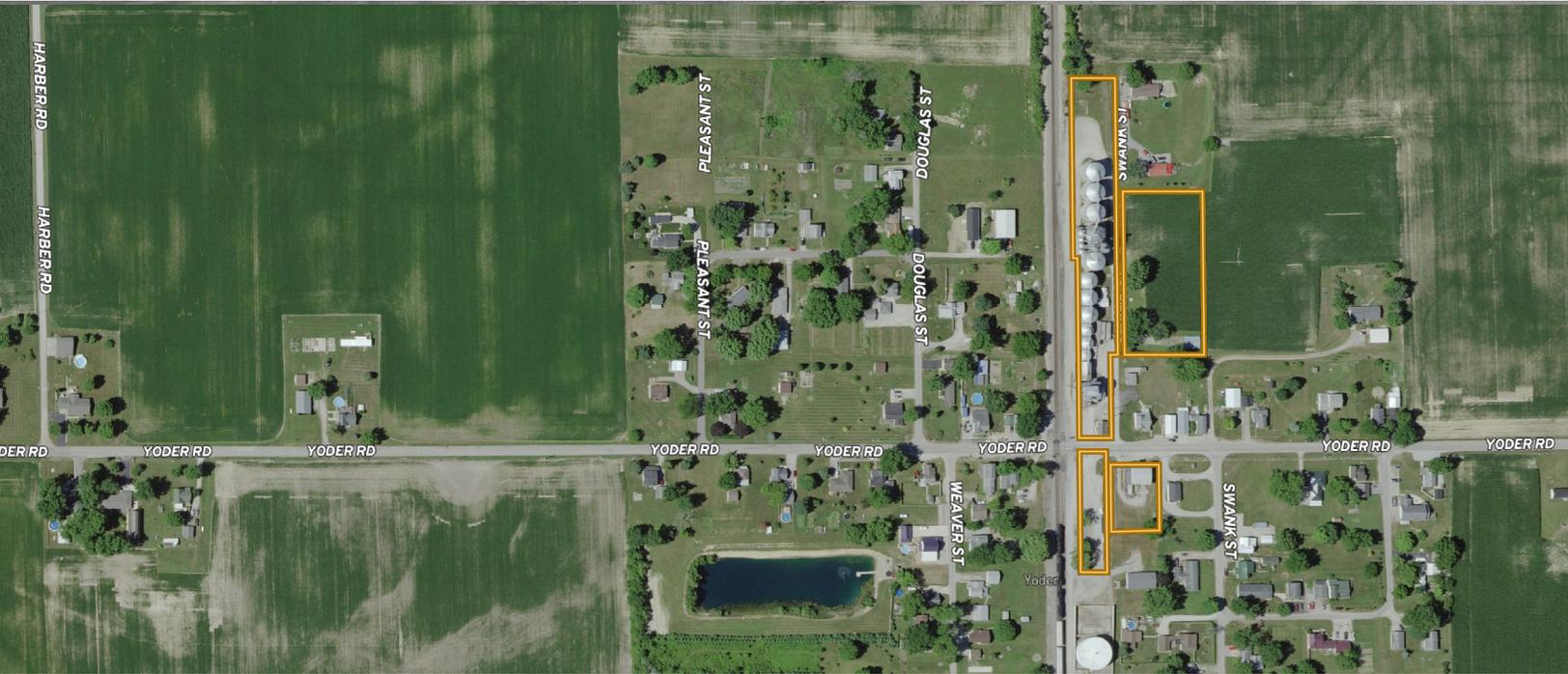
**YODER GRAIN**

**YODER, IN**  
ALLEN CO | PLEASANT TWP

# FOR SALE

**OPERATING AND PROFITABLE GRAIN ELEVATOR**

**2021 HIGHEST VOLUME YEAR EVER**

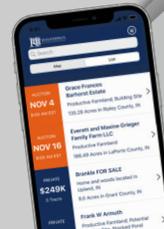


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**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com



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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**