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818,000 Bu. Grain System and 12,600 Sq. Ft. Shop

**Sealed Bid**

# AUCTION

Clark County, WI

JUNE 2025						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

**SEALED BIDS DUE by 5PM CST**

818,000 Bu. Grain System and 12,600 Sq. Ft. Shop

**Sealed Bid**

# AUCTION

Clark County, WI

- Incredible Turnkey Opportunity
- 818,000 Bu. Capacity
- Oldest built In 2013, newest in 2023
- MC Mixed Flow Dryer-3,200 BPH
- 500 Bu Dump Pit with 10,000 BPH Takeaway
- 70'x180'x20' Heated Fully Finished Shop

**Offered in 2 Tracts!**

**Sealed Bids Due:**

**Wednesday, June 18<sup>th</sup> at 5pm (CST)**

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818,000 Bu. Grain System and 12,600 Sq. Ft. Shop

**Sealed Bid**

# AUCTION

Clark County, WI

W2306 US Highway 10, Granton, WI 54436

**Sealed Bids Due:**

**Wednesday, June 18<sup>th</sup> at 5pm (CST)**

Deliver to W2306 US Highway 10, Granton, WI 54436 from 1pm-5pm on June 18<sup>th</sup>  
Or email to [luke@schraderauction.com](mailto:luke@schraderauction.com)

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W2306 US Highway 10, Granton, WI 54436

**GENERAL PROPERTY DESCRIPTION:** The Nielsen Property is an exciting opportunity to purchase a high-quality grain handling system and outstanding machine shops. The bins and larger machine shop are offered in two tracts so that you have the choice to potentially purchase the tracts separately or in combination. You do not want to miss this chance to acquire exceptional facilities that would be a tremendous addition to any operation or Agribusiness. Contact the auction managers today for information on the sealed bid process.

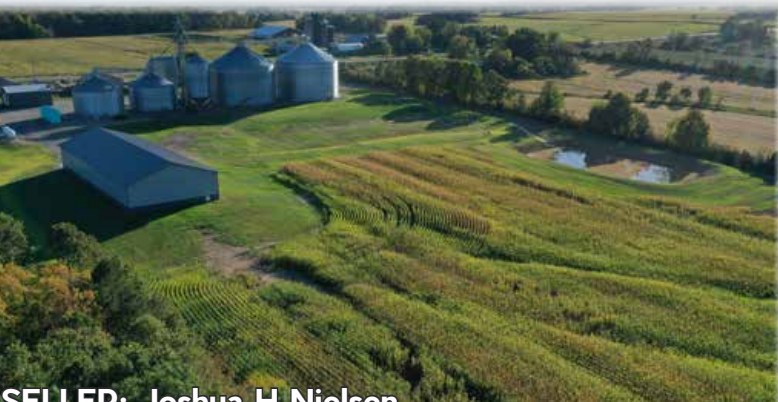
**TRACT 1: 8± ACRES.** The grain system has an 818,000 Bu. Capacity across 5 different bins. Bins 1, 2, and 3 contain Intelli-Farms temp cables. The MC mixed flow dryer can run at 3,200 bph at 5 pt removal. It contains natural gas and propane mixed fuel supply. The dryer can be ran at 200 degrees pleum at 40 degrees ambient air with natural gas only. Additional heat and colder temperatures require LP supplement. The property contains a 9,200 gal LP tank with a vaporizer system running into the manifold on the dryer for mixed fuel blend. The system also contains a 500 bu. Dump pit with 10,000 bph

takeaway. The wet leg can be operated at 10,000 bph, the dry leg and other conveyance equipment at 4,000 bph. Also included with this property is a 36'x52' machine shop that is fully insulated, as well as a 100 ton full track scale with a scale house.

**TRACT 2: 15± ACRES** containing an immaculate 70'x180'x20' shop built in 2023 that is fully finished, includes in-floor heat, bathroom, water, electric, and drains. The doors measure 14'x16' and 18'x24'. A once in a lifetime opportunity to purchase a barn this new at this type of scale! Access will be via a 50' wide easement located on the east side of Tract 1.

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SELLER: Joshua H Nielsen  
AUCTION MANAGERS: Chris Hoffman, 608-885-0005 & Luke Schrader, 260-229-7089



IMPROVEMENT AGES	
IMPROVEMENT	YEAR BUILT
Bin 1-80,000 Bu	2013
Bin 2-80,000 Bu	2014
Bin 3-314,000 Bu	2016
Bin 4-314,000 Bu	2023
Wet Bin-30,000 Bu	2016
Grain Handling Legs	2016
MC Mixed Flow Dryer	2023
Dump Pit	2016
36'x52' Machine Shop	Refurnished 2018
Scales	2020

**INSPECTION DATES:**  
Tuesday, May 20<sup>th</sup> • 8am-11am  
Wednesday, June 4<sup>th</sup> • 3pm-6pm  
Wednesday, June 11<sup>th</sup> • 3pm-6pm



**TERMS & CONDITIONS**  
**PROCEDURE:** The property will be offered via a Sealed Bid Auction with bidding procedures more specifically outlined in the Sealed Bid Packet. The final bids are subject to the Seller's acceptance or rejection.  
**PURCHASE CONTRACT:** With the submission of a Bid(s), each Buyer is required to sign the purchase contract documents in the forms provided in the Sealed Bid Packet. All statements and information in the marketing materials are subject to the terms and conditions of the purchase contract documents. Seller shall not be bound by any statement, promise or inducement that is not contained in the purchase contract documents.  
**DOWN PAYMENT:** 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**  
**EVIDENCE OF TITLE:** Seller shall provide an owners title insurance policy in the amount of the purchase price.  
**DEED:** Property to be conveyed by the appropriate deeds.  
**POSSESSION:** Possession shall be at closing.  
**CLOSING:** The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.  
**REAL ESTATE TAXES:** 2025 taxes will be prorated to the date of closing.  
**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Further, Seller disclaims any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.  
**TRACT MAPS, ACRES, DIMENSIONS:** Tract maps, advertised acres and improvement dimensions are approximations based on existing tax parcel data, legal descriptions, architectural plans and/or aerial mapping data and are not provided as survey products.  
**TRACT 1 EASEMENT:** If the tracts are sold separately, a new 50' easement shall be in effect across the east portion of tract for the benefit of access and utilities to Tract 2.  
**UTILITIES:** If Tracts 1 and 2 are sold separately, the existing utility set up will remain in place for 60 days following the closing. The Tract 2 buyer will be responsible for the cost associated with severing the current utility hook ups and the cost for installing any new hook ups. The Tract 2 buyer will be charged \$1,000 at closing to be paid to the Tract 1 buyer for their estimated portion of the utility bill for those 60 days.  
**STORMWATER DRAINAGE:** The existing property is subject to compliance with a DNR stormwater plan. Buyer(s) agree to comply with any and all DNR requirements as part of this plan or any alternate plans correlating to the subject property.  
**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller.  
**SURVEY:** A new survey will be obtained only if necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller and Buyer.  
**CONDUCT OF AUCTION:** The conduct of the Sealed Bid Auction will be at the direction and discretion of the Auction Company. Seller and its agents reserve the right to preclude any person from bidding if there is any questions as to the person's identity, credentials, fitness, etc.  
**AGENCY:** Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.  
**DISCLAIMER AND ABSENCE OF WARRANTIES:** ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.  
**CHANGES:** Please regularly check [www.schraderauction.com](http://www.schraderauction.com) to review any changes and/or additional information.

THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.

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