

SEALED BID

Feed Mill & Grain Facility

AUCTION

Butler County, Iowa

**IMMEDIATE
POSSESSION
AVAILABLE!**

65 YEARS

Built on Trust.

**LOOKING FOR MORE
GRAIN OR EQUIPMENT
STORAGE?**

This facility has it all!
Featuring 9 grain bins with a total capacity of 321,304± bushels, plus a 48'x148' Quonset building perfect for flat grain storage or your equipment storage needs. Additional buildings include a 32'x48' heated shop and a 36'x80' cold storage building - plenty of space for your operation!



**SCAN FOR FULL
AUCTION DETAILS
& BIDDING
INSTRUCTIONS**

1006 7TH STREET

Allison, Iowa

DEADLINE: THURSDAY, SEPTEMBER 11 | 5PM CDT 2025



SteffesGroup.com | (319) 385-2000

Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641



Announcements made the day of sale take precedence over advertising.

FEED MILL & GRAIN FACILITY ON 2.48± ACRES

- This facility offers 9 grain bins with 321,304± bushel capacity (assessor bu.), with additional flat grain storage in a 48'x148' Quonset building
- Facility has 4 legs, 3 dump pits and an American 20' grain dryer
- Cardinal 11'x70' truck scale w/ Probe-A-Load grain probe & scale head
- Property has city water, city sewer and city gas for the grain dryer, and propane gas for the office and heated building
- Assessed Value: \$319,210.00 | Tax Parcel 0625126001 = \$7,962.00 Net
- **Included:** 250 gal LP tank, Window AC, Corn Stove, Any item present on the day of final settlement/closing
- **Not included:** 500 gal LP tank, Portable augers, Moisture tester, Computers, All tools & equipment & Tenant's items

Open House: September 4 from 4-6pm

Terms: This sealed bid real estate auction will have a 5% buyer's premium. If you are declared the winning bidder, 10% down payment is due upon acceptance. Balance due at final settlement/closing with a projected date of October 27, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of October 27, 2025 or **Immediate Possession Available!** The Buyer may elect to take immediate possession of the property. Possession shall be granted upon execution of the real estate purchase agreement and hold harmless agreement, and upon receipt of the required down payment (Subject to tenant's rights on the 32'x48' heated storage building).

Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Buildings include:

- 48'x148' Quonset building w/ concrete floor, 24'x14' overhead door & overhead auger
- 32'x48' heated storage building w/ concrete floor & 12'x13' & (2) 12'x8' overhead doors
- 32'x36' office w/ retail area & ½ bath
- 36'x36' feed mill w/ Prater 12ST160, 3 ton feed mixing mill w/ overhead bins and a corn cracker in basement
- 36'x80' steel framed building w/ dock, 10'x10' & 8'x8' overhead doors

ALL LINES AND BOUNDARIES ARE APPROXIMATE



Steffes Group, Inc.
2245 E Bluegrass Rd,
Mt. Pleasant, IA 52641

Address Service Requested

PRSTD MKTG
US POSTAGE
PAID
FARGO, ND
PERMIT #315

MBS LAND COMPANY LLC

*Closing Attorney: Richard R. Morris
of Beecher, Field, Walker, Morris,
Hoffman & Johnson, P.C.*

**STEFFES REPRESENTATIVE
MASON HOLVOET, (319) 470-7372**

Iowa Real Estate Salesperson S69890000

