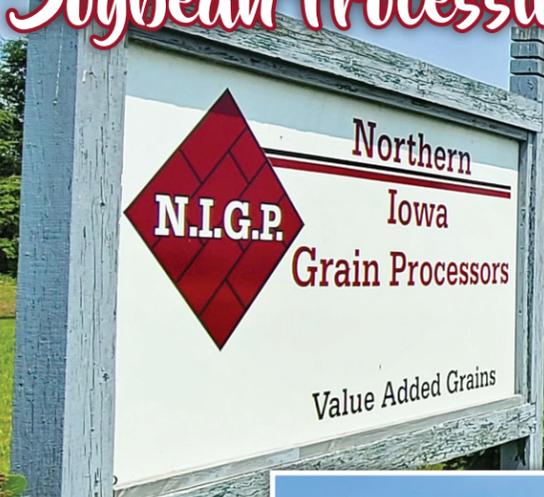


# AUCTION

TIMED ONLINE

## Soybean Processing Plant & Equipment



**BIDDING OPENS: TUESDAY, AUGUST 1**  
**CLOSES: TUESDAY, AUGUST 8, 2023**

**Open House:**  
 Tuesday, July 25  
 from 10-11AM



ALL LINES & BOUNDARIES ARE APPROXIMATE

### Riceville, Iowa

Located 2 miles south of Riceville to 12456 Addison Ave.

**Auctioneer's Note:** Northern Iowa Grain Processors, LLC has been providing their customers with the highest quality Non-GMO and Organic soybean meal and oil, since 1996. Through the years they have updated & expanded, allowing their crushing capacity to be capable of 206 tons per day. Unfortunately, their last week of production was June 5, 2023. Steffes Group has been commissioned to offer this plant in its entirety, including the real estate, buildings, and processing equipment. Bid your price on this vital ag-related soybean business with a focus on the Organic and Non-GMO segment!  
 Owner Joel Yorgey is willing to answer questions pertaining to the production process and business.

#### SOYBEAN PROCESSING PLANT ON 11± ACRES

BIDDING CLOSES AT 10AM CDT

##### BUILDINGS:

- The processing plant has a combined 8,400 sq. ft. of enclosed building space for production, liquid storage, offices, conference room, lab room, break room & restrooms.
- (2) storage containers with adjoining roof.
- The separate front building has a 32'x32' office area with break room, bathroom and an attached 40'x72' shop with (2) 12'x14' OH doors. Under floor hot water heat in the office & shop area.

##### GRAIN RECEIVING/HANDLING:

- 110,000 lb. cap. pitless truck scale.
- Remote controlled probe w/video in scale room.
- Chain drag under dump to 3,000 bu./hr. leg.
- Raw soybean storage total of 44,000 bu:
  - (2) GSI 60° cone bottom bins, 12,500 bu. each (new in 2017).
  - (4) GSI cone bottom bins, 2,000 bu. each.
  - (2) cone bottom bins, 5,000 bu. each.
  - (1) square cone bottom bin, 1,000 bu.

##### MEAL PROCESS:

- Bench Industries grain cleaner w/ 400 bu./hr. cap.
- Triple pass soybean conditioner w/500,000 btu burner.
- 18,000 gal. LP tank w/vaporizers.
- All legs and conveyors after conditioner are stainless steel for durability and longevity.
- Soybeans are processed through (4) parallel extruders leading to (4) parallel expellers to separate bean oil from the meal.
- (2) roller mills and a hammer mill further process the meal.
- Meal storage total of 530 tons:
  - (2) elevated Meridian cone bottom bins, 125 tons each, and elevated Lowry cone bottom bins.

##### OIL PROCESS:

- After oil is separated from the meal, it is stored in (8) tanks, each with identity preserved tagging.
- Total of 62,000 gal. storage.

Control Room houses scale indicator, sample storage, computerized BinMaster SmartBob level indicators. A 3,000 gal. poly tank is elevated within the plant and kept full of water for fire suppression. The plant has a Alliant Energy 2200 amp 480v electric service, a well and septic system. OmniTel high speed internet available.

**Included:** 18,000 gal. LP tank, All tools, Small support & lab equipment, Quantity of scrap steel & lighting, Air compressor & Pallet racking in 40'x72' shop, All items present on the day of final settlement/closing.  
**Not included:** Tractor, Skid loader, Forklifts, Vehicles & Equipment as listed on separate auction, Dump trailers are owned by another individual.



**REAL ESTATE TERMS:** 10% down payment on August 8, 2023. Balance due at final settlement with a projected date of October 15, 2023, upon delivery of merchantable abstract and deed and all objections have been met.  
**Possession:** Projected date of October 15, 2023.  
**Real Estate Taxes:** To be prorated to date of possession on the basis of the last available tax statement. The seller shall pay any unpaid real estate taxes payable in prior years.  
**2022/2023 Taxes - Tax Parcel:** 200061523020000 = \$ 8,344.00 Net

#### VEHICLES, TRACTOR, SKID STEER, FORKLIFTS & MORE!

BIDDING CLOSES AT 11AM CDT



**2016 Chevrolet 2500HD LTZ**, 78,981 miles, 6.0L gas V8, auto., 4WD, crew cab, 6-1/2' bed, leather, Tonneau cover, 265/60R20 tires, alum. wheels  
**2011 Chevrolet 2500HD LTZ**, 185,796 miles, 6.0L gas V8, auto., 4WD, crew cab, 6-1/2' bed, leather, 265/70R18 tires, alum. wheels



**2005 Chevrolet 2500HD LS**, 6.0L gas V8, auto., 4WD, ext. cab, 6-1/2' bed, cloth, B&W turnover ball hitch, Boss 8' V plow, 265/75R16 tires, alum. wheels



**2004 New Holland TS115A**, MFWD, 4,682 hrs., 16 spd., CAH, NH 56LB loader, 84" 4-in-1 bucket, 3 pt., 540 PTO, 2 hyd., 14.9R28 fronts, 18.4R38 rears



**2007 New Holland L175**, skid steer loader, 3,239 hrs., man. Q/C, aux hyd., CAH less front door, hand/foot controls, 12-16.5 tires

**2004 Toyota 7FGU30**, forklift, 6,000 lb., LP, auto., 88/187" 3-stage mast, 4x48" forks, side shift, solid tires

**2011 Toyota 8FGCU25**, forklift, 5,000 lb., LP, auto, 83/189" 3-stage mast, 4-1/2x42" forks, side shift, solid tires

**2009 eXmark FrontRunner**, zero turn riding mower, 1,050 hrs., gas, 60", hyd. lift

**SpaceKraft**, disposable corrugated totes, empty Snow Pusher Blade, 10', NH loader mount  
**Notch**, box blade, pull-type  
 Pallet Forks for skid steer, 4x48" forks

(2) Skid Steer Loader Buckets, 78" & 83" high cap.  
**Westfield W80-36**, auger, 8"x36", electric

**Bush Hog**, blade, 8', 3 pt.  
**Bush Hog SQ840**, rotary cutter, 7', 3 pt.

**EQUIPMENT TERMS:** The equipment auction will have a 10% Buyer's Premium, capped at \$1,000.00 per lot.



**Equipment Load Out:**  
 Wednesday, August 9 from 10AM - 3PM

Complete details,  
 terms & conditions  
 at [SteffesGroup.com](http://SteffesGroup.com)



### NORTHERN IOWA GRAIN PROCESSORS, LLC

Joel A. & Linda M. Yorgey / Joel, 641.985.4255

Closing Attorney for Seller - Joseph Peiffer of Ag & Business Legal Strategies

For information contact Tim Meyer of Steffes Group at 319.385.2000 or 319.750.1233

Tim Meyer - Iowa Real Estate Broker Officer - B36355000

[SteffesGroup.com](http://SteffesGroup.com) | 319.385.2000

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641



Licensed to sell Real Estate in IA, MN, ND, SD, MO, IL, WI, NE & MT. Announcements made the day of sale take precedence over advertising. Terms: All items sold as is where is. Payment of cash or check must be made sale day before removal of items. Statements made auction day take precedence over all advertising. \$35 documentation fee applies to all titled vehicles. Titles will be mailed. Canadian buyers need a bank letter or credit to facilitate border transfer.