

CLARK COUNTY  
WISCONSIN

BIDS DUE BY TUESDAY, JULY 14 | 4PM<sup>2020</sup>



Built on Trust.

*Grain Bins Site / Individual Bins & Shop*  
**FOR LEASE**



**GRAIN FACILITY**  
504,371± bu.  
Storage Capacity

**LOCATION:** From Granton, WI, 1.25 miles east on U.S. 10. W2306 US 10, GRANTON, WI 54436.

**AUCTIONEER'S NOTE:** Large 504,000± bu. commercial grain facility w/high capacity dryer (1,700 bph) and modern 500 bu. dump. Here is your opportunity to rent 1 or more storage bins and a 36'x54', heated, & insulated shop. Site features a Brock commercial 314,385± bu. storage grain bin, (2) GSI 4024 Series 80,303± bu. grain storage bins & a Brock commercial 29,380± bu. wet bin. Complete set up! Rent may include individual bins, shop or entire site.

**Contact Steffes Group at 320.693.9371, Eric Gabrielson 701.238.2570 or Shelly Weinzettl 763.300.5055**

Steffes Group, Inc. | 24400 MN Hwy 22 South | Litchfield, MN 55355

Registered Wisconsin Auctioneer | Steffes Group, Inc. 457-53, 938382-91 | Ashley Huhn WI-2788-52, RE-WI-8583 | Randy Kath WI-2789-52 | Michelle (Shelly) Weinzettl RE-WI-58566-90



Steffes Group, Inc.

24400 MN Hwy 22 S

Litchfield, MN 55355

P 320.693.9371

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### Bid Form

Grain Bin Site/Individual Bins & Shop for Lease – Granton, WI

PID #'s 034-0185-000

#### Bidding Terms & Requirements

- All bids must be received no later than 4:00PM on Tuesday, July 14<sup>th</sup>, 2020
- There will be no oral bidding. Interested parties should submit their highest and best bid. Seller to review all offers at completion of bid proposal deadline. Winning bidder to be notified by Monday, July 20<sup>th</sup>, 2020.
- The successful bidder will be required to sign a lease agreement.
- Bids are offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.
- The owner(s) reserve the right to accept or reject any and all bids.

#### Bin Lease Offer

Please check below which pieces of the bin site interested in. (See Map on Page 3)

Bin 1  80,303± bu.      Bin 3  29,380± bu.

Bin 2  80,303± bu.      Bin 4  314,385± bu.

Shop  36'x54'

Lease Price: \_\_\_\_\_

Lease Dates: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

#### For additional information please contact:

Eric Gabrielson of Steffes Group, Inc.

O: 320.693.9371 / C: 701.238.2570 / E: Litchfield@SteffesGroup.com

Shelly Weinzetl of Steffes Group, Inc.

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## Clark County- Grain Bin Storage Facility - 3± Acres

- Lynn Township
- P.I.D. #: 034-0185-000
- Taxes: Paid by Lessor
- Site Insurance: Paid by Lessor
- Highway Access: US-Hwy 10

## Grain Facility – 504,371± bu. Storage Capacity

- **4 Bins**

- o 2016 Brock E-09010 Commercial Grain Storage
  - 90' diameter, 19 ring, 314,385± bu., full air floor, 10"x50' commercial power sweep unloader, (2) 30" centrifugal fans w/25 hp. motors, overall height 74'2", eave height 50'10", (22) roof vents, (2) mushroom roof vents, ladder & cage platform
- o 2015 GSI 4024 Series Bin
  - 60' diameter, 8 ring, 80,303± bu., (6) grill roof vents, (20) high mount roof vents, staircase, (3) 30 hp. centrifugal fans, (2) roof exhausters, 10" horizontal unload auger w/15 hp. drive motor, 10"x60' DGD sweep auger, (3) heaters w/natural gas, Agri-Dry gravity spreader
- o 2014 GSI 4024 Series Bin
  - 60' diameter, 8 ring, 80,303± bu., (6) grill roof vents, (20) high mount roof vents, staircase, (3) 30 hp. centrifugal fans, 10" horizontal unload auger w/15 hp. drive motor, 10"x60' DGD sweep auger, (3) heaters w/ natural gas, Agri-Dry gravity spreader
- o 2016 Brock EH-30416 Commercial Wet Bin
  - 30' diameter, 16 ring, 29,380± bu., stiffeners, ladder & cage w/platform, overall height 65'8", eave height 57'6"

- **Legs**

- o 2016 Sweet Ace II wet leg, 105', 10,000 bph
- o 2016 Sweet Apollo III dry leg, 98', 3,750 bph

- **Conveyors**

- o 2016 Sweet 1012 conveyor 65', at 4,000 bph & 75' Sweet catwalk for 90' bin
- o 2016 Sweet 1012 conveyor, 69', at 4,000 bph & 70' Sweet catwalk for 60' bin
- o 2016 Sweet 1012 wet bin unload conveyor, 31', at 4,000 bph
- o 2016 Sweet 1012 dryer unload conveyor, 18', at 4,000 bph
- o 2016 Sweet 2017 pit conveyor, at 4,000 10,000 bph

- **Towers**

- o 2016 MC-101375, main tower dryer, 1,700 bph, natural gas, internet connection
  - 12'x12'x100', Sweet interior upper distribution platform, Sweet interior lower distribution platform, 100' level loadout access platform in tower, 12"x45' trussed wet leg discharge to wet bin, 10"x40' wet leg discharge to dryer, 10"x20' dry leg discharge to 90' bin fill conveyor
- o 2016 Sweet Square Tower, 10"x65' trussed dry leg discharge to 60' bin fill conveyor
- o 2016 Sweet Tube Tower, 51"x50'

- **Scale Addition**

- Mettler Toledo, truck scale, 11'x70', estimated date of completion is August 15th, 2020.

- **Grain Bin Management**

- Bin Manager Intelli-Farms
  - Bin temperature & moisture sensors on (2) 80,000 80,303± bu. bins and 314,000 314,385± bu. bin 2014-2016

- **Power Sources**

- Natural gas
  - 23M gas meter w/15psig outlet pressure
- Electric
  - 480v/277, 3 phase

- **Dump Pit**

- 500 bu.
- Concrete basement
- Steel fabricated
- 10'4"x6'4" steel drive-over grates
- 10,000 bph discharge
- Auto start/stop for pit conveyor

### Pole Shed

- 36'x54'-12 Menards shed
- Post frame
- Steel siding & roof
- Concrete floor
- Heat
- Insulated

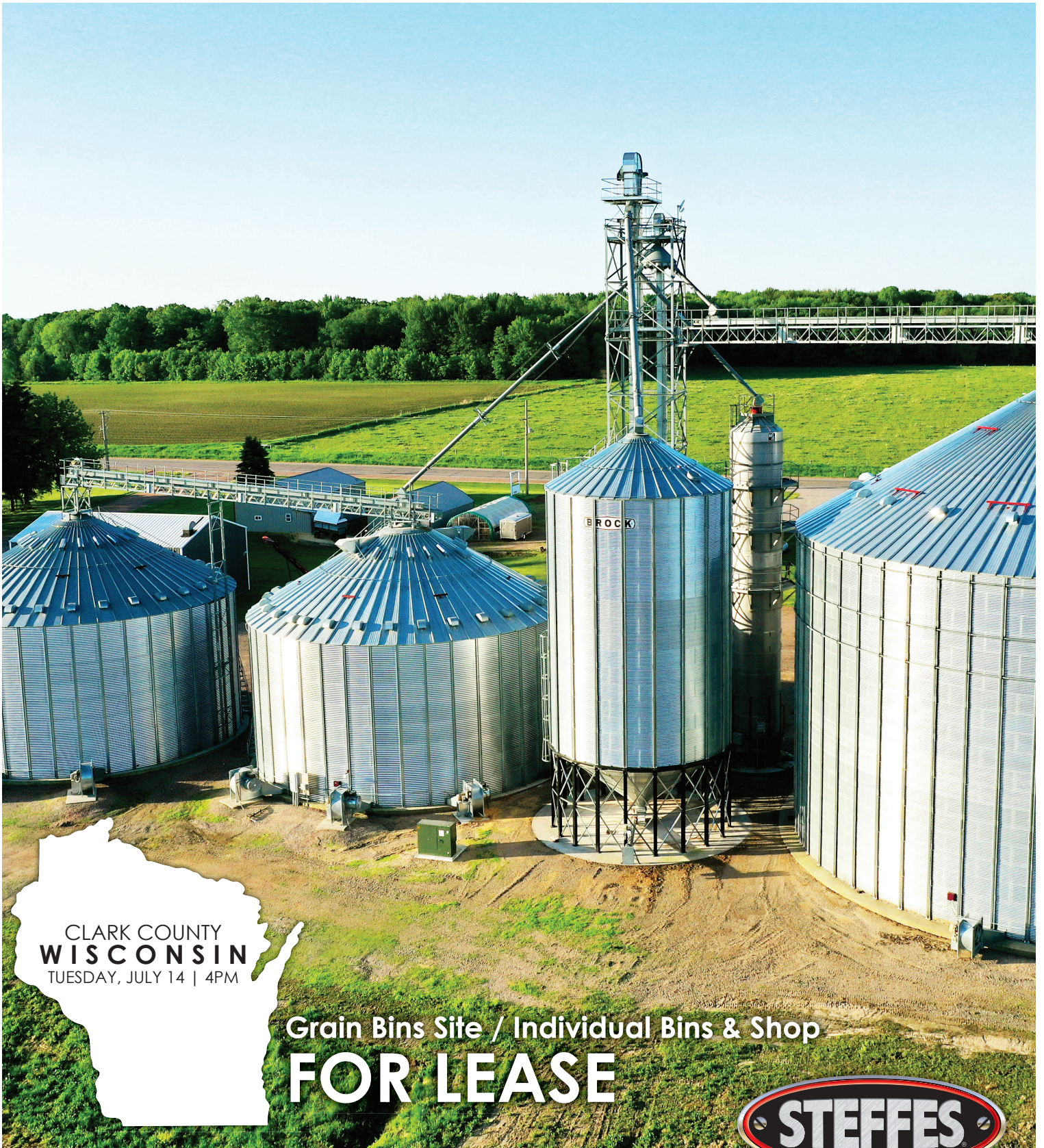
### Pieces in Place for Future Construction

- Piers
  - (4) Cement piers have been poured next to the dump pit for future installation of an overhead loadout bin
- Grain Reclaim System
  - All bin loadout augers are aligned for future installation of a reclaim conveyor that would convey grain to leg to fill overhead bin









CLARK COUNTY  
**WISCONSIN**  
TUESDAY, JULY 14 | 4PM

## Grain Bins Site / Individual Bins & Shop **FOR LEASE**



2000 Main Avenue East  
West Fargo, ND 58078  
701.237.9173 P | 701.237.0976 F  
  
701.203.8400 P | Grand Forks, ND 58201  
701.580.2426 | Watford City, ND 58854

24400 MN Hwy 22 South  
Litchfield, MN 55355  
320.693.9371 P | 320.693.9373 F  
  
1688 Hwy 9 | Larchwood, IA 51241  
712.477.2144 P | 712.477.2577 F  
  
308.217.4508 | Lexington, NE 68850

2245 East Bluegrass Road  
Mt. Pleasant, IA 52641  
319.385.2000 P | 319.385.4709 F  
  
641.423.1947 | Mason City, IA 50401  
515.432.6000 P | Ames, IA 50010

SteffesGroup.com