

REAL ESTATE AUCTION

Timed Online

Grain Storage Facility



OPENS: THURSDAY, JULY 14

CLOSES: THURSDAY, JULY 21, 2022 AT 1PM

101 West Parkway

Lake Village, Arkansas



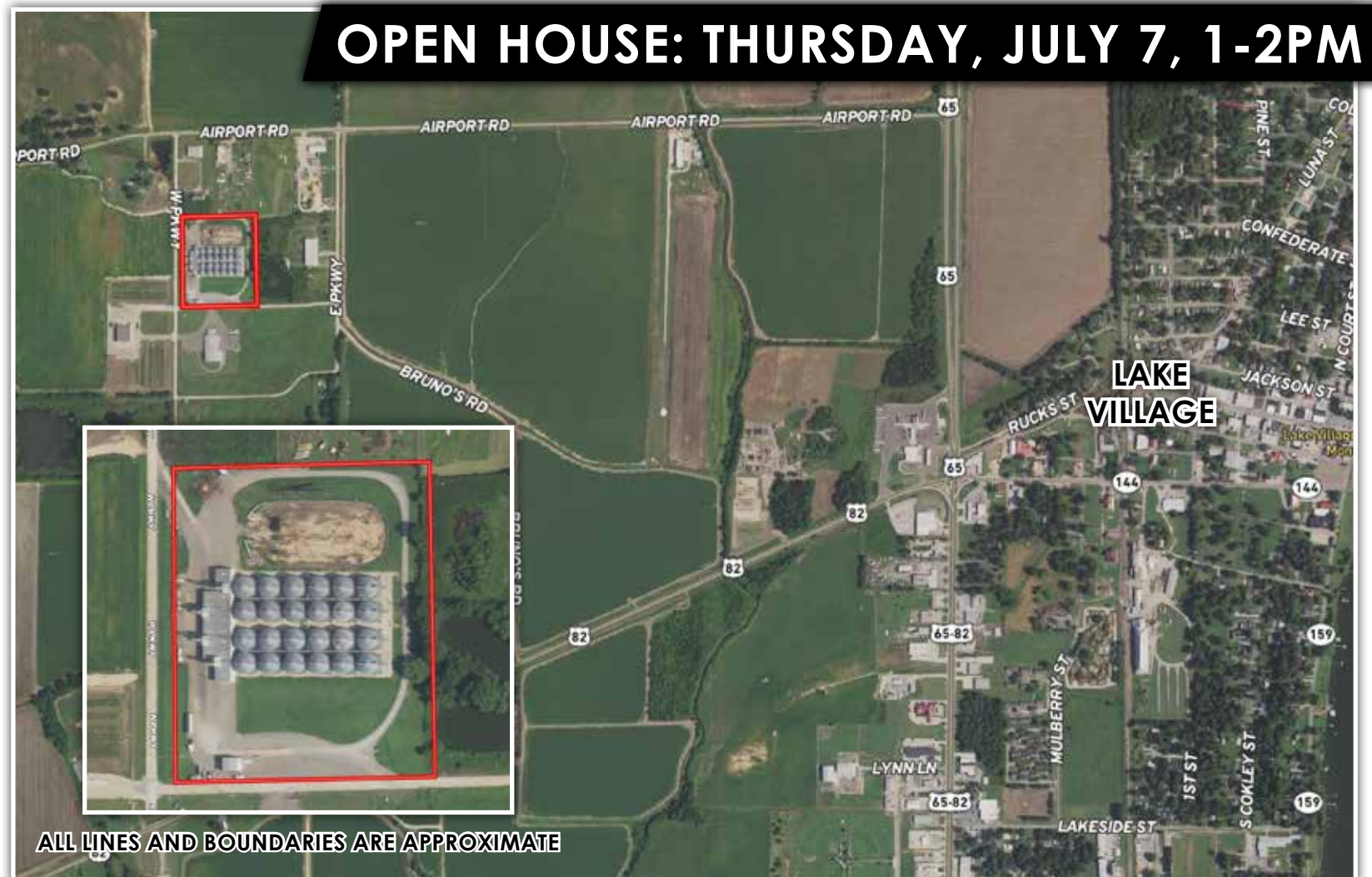
Auctioneer's Note: Don't miss this profitable & operating modern grain storage facility. Excellent location with access to Highway 65 & 82 in Lake Village. If you are looking to expand your grain storage capacity, don't let this opportunity pass.

1,857,000 Bu. Licensed Grain Storage Facility

- (24) CMC 50,000 bu. grain bins built approx. 2011. Bins are situated on a 230'x350' concrete pad and have a 10" grain pump fill & reclaim system. The facility has a 5,000 bph capacity. West (12) bins have (3) KEHO SuperFlow 30 hp fans. East (12) bins have (1) KEHO SuperFlow 30 hp. fans and (2) Brock 30 hp. fans with Luffland Industrial DX1203LPV burners.
- 185' 15,000 bph reversing drag cross conveyor is in between the bins for blending.
- Receiving/loadout alley 35'x250' & 27'x150' with (10) receiving stations feeding into (4) grain pumps. (4) 2,200 bu. overhead bins for loadout.
- AgVision accounting system, with ticket printer & bin monitoring system with temperature, moisture & inventory monitoring.
- 594,000 bu. licensed capacity ground pile, 150'x340', dirt floor, tarp cover, 4' galvanized sidewalls, (4) 7 1/2hp fans with 24" perforated poly aeration tubes.

- LeMar 15000 15,000 bph 42" belt fill conveyor with drive over pit.
 - Office is a 30'x30' steel framed 2 story building with (3) offices, (2) restrooms, scale room, monitor control room & (4) camera system with DVR monitoring the property.
 - (2) Cardinal 11'x80' truck scales. Inbound scale has a Union Iron truck probe.
 - Situated on Lots 5 & 6 of Chicot County Industrial Park, 8.17 Acres M/L.
 - Sale is subject to Buyer assuming all grain contracts according to the USDA rules and regulations. Contracts are available for review. Please call Shelby Janz (grain merchandiser) for assistance at (970)769.2780.
- Included:** LeMar 15000 belt conveyor, Union Iron truck probe, All grain testing equipment, Office furniture & equipment, Any item present on the day of the real estate closing.

OPEN HOUSE: THURSDAY, JULY 7, 1-2PM



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Terms: At the conclusion of the auction, the winning bidder will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment, payable to a licensed Title Company, which shall hold the money in escrow until closing. The balance of the purchase price will be due at closing on or before Thursday, October 6, 2022. Title Insurance will be the Buyer's expense, if so desired. Buyer will also be responsible for their portion of the closing costs. Taxes will be prorated to the date of closing. Possession will be given at closing, subject to current grain contracts. **2021 Real Estate Taxes - Tax Parcel 020-00120-000: Net \$6,176.95**

Special Provisions:

- This online auction will have a buyer's premium of \$1,000. This will be added to the bid amount to arrive at the total contract purchase price.
- If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.

- Property will be selling lump sum price.
- Sale is subject to the Buyer purchasing the current inventory at closing subject to the buy basis and current board price the day of closing.
- The Seller shall not be obligated to furnish a survey.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited.
- If in the future a site clean-up is required, it shall be at the expense of the Buyer.

- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate.
- All lines, drawings and boundaries are approximate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

CAIN AGRA OPERATIONS, LLC

Title Company: Southeast Arkansas Title, 251 Main Street, Lake Village, AR - (870)265.9799

For information contact Steffes Group at 319.385.2000;

Nate Larson, 319.931.3944 or Tim Meyer, 319.750.1233

Tim Meyer - Arkansas Auctioneer License: 2799, Arkansas Real Estate License: PB00089976

319.385.2000 | SteffesGroup.com

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

Licensed to sell Real Estate in IA, IL, AR, MN, MO, ND, & SD | Announcements made the day of sale take precedence over advertising.

