

Growthland

Appraisals, Management, Brokerage, & Advising

AVAILABLE FOR ACQUISITION

One Location Grain Elevator in Southwest Minnesota

Property Overview

- One location elevator with 2.836 Million bushels of storage. Well-maintained with limited capital improvements required.
- Has 30 acres, grain storage on 10 acres with excess land for expansion
- Located in strong corn production area with 200 to 250 million bushels of corn in a nine county radius.

Business Overview

- **Seller to offer a long-term Corn Origination agreement for 3.0 to 3.4 Million bushels annually** for separately owned feed business.
- Well established customer base with strong local market for corn and soybeans.
- Solid, long-term relationships for grain procurement.

Ask Price of \$7,650,000

- Includes Real Estate, Staff, & Corn Origination Agreement with Seller for Feed Business
- Rolling Stock and Grain Inventory not included (list available)
- EBITDA estimate based on typical industry margins:

Turns / Year	1.50	1.75	2.00
Total Corn Bu.	4,254,000	4,963,000	5,672,000
EBITDA	\$1,233,660	\$1,439,270	\$1,644,880

- Estimated to be Priced at 50 percent cost of a New Build. Buyer can leverage return by increasing throughput and adding services

Opportunities

- **Corn Origination agreement provides one turn through the elevator annually and allows buyer to build clientele for second turn.**
- Room for Expansion: Grain storage, Agronomy Center, Propane, etc.
- One location to ease logistical implementation
- Rare opportunity to purchase a staffed elevator with significant grain storage.
- Ability to purchase a going-concern with immediate cash flow.

Additional information available upon a signed Confidentiality Agreement. Contact agents for additional information.

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