



174± Acres Lake County, SD

POPCORN PROCESSING & EARCORN PLANT

OFFERED FOR SALE BY

BigIron
REALTY

| EXPERTS IN SELLING LAND |

Business Overview

Offered for sale is a popcorn processing and ear corn plant that can be taken over immediately in 2020. The owner is willing to stay on and show how to operate the businesses with a management contract. All business contracts will be made available to the new owners to contact and begin and continue business relationships. Accounting review is available with signed NDA and a refundable deposit.

Due to the nature of the businesses, the owner is willing to offer, under a separate bill of sale, all of the farm equipment he used and will make it field ready for this spring.



CONTACT LISTING AGENT FOR

PRICE



Sellers

Gaylen & Shirley Backus Trust

Explore the Property from Above

DRONE TOUR



Property Location

23546 462 Avenue, Wentworth, SD 57075

Go 1 ½ miles south of Wentworth, SD, on 462 Avenue. Or approximately seven miles east of Madison, SD, on Hwy 34.

Legal Description:

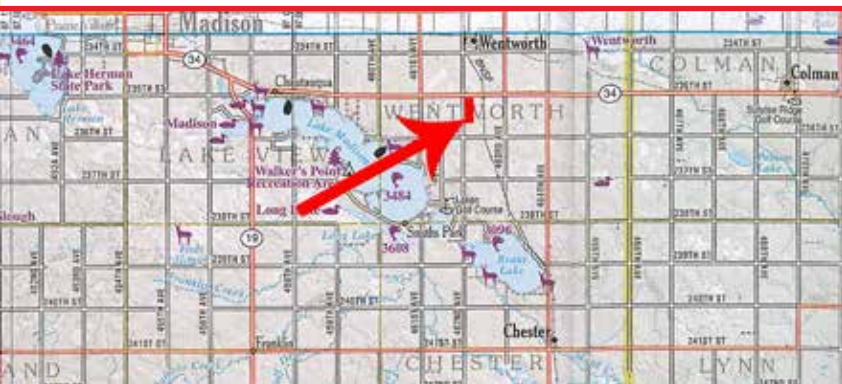
- LOT "A" LAKE GRAZING ASSOC EXCEPT FOR A PORTION OF TRACT 1 OF LAKE GRAZING ASSOC LOT A 21-106-51 #720 OSR= .965
- TRACT 1 OF LAKE GRAZING ASSOC LOT A IN NW1/4&SW1/4 21-106-51 #720-1 OSR= .941
- LOT 1 ETHANOL PLANT ADDITION #719-1 OSR= .724
- LOT 10 ETHANOL PLANT ADDITION #719-10 OSR= .621

Property Features

This 174± acre farm, located in Lake County, SD, has a history of great yields and comes complete with an updated 3,400 sq. ft. house with attached two car garage. There is a lot of grain storage consisting of multiple smaller bins and two large grain bins attached to a grain drying unit. Included in the property is a popcorn processing plant and complete ear corn business with specialized buildings (that can be converted to storage), a warehouse with two semi docks, processing equipment, and harvesting equipment.

- 6 - 2,000 bushel bins
- 1 - 3,000 bushel bin
- 1 - 500 bushel / hour gas grain dryer with air transfer equipment
- Large machine shed for ear corn or machinery
- Large warehouse, cement drive, two semi-bays, ear corn processing area
- Medium storage shed
- Large ear corn drying shed with two overhead doors
- Popcorn processing facility
- 1 - 45,000 bushel bin
- 1 - 50,000 bushel bin

For more information about this property and to view a list of all included processing equipment, visit bigironrealty.com



REPUTATION

Hard work, honesty and integrity are the pillars of how BigIron Realty will treat every transaction.

RESULTS

Our team of real estate agents knows how to get your land in front of interested, qualified buyers to make this process as smooth as possible.

REASSURANCE

From a \$70,000 acreage to a \$30 million farming operation, we are your selling solution.

READY

Whether you're looking to buy or sell, our team of dedicated farm real estate professionals will work quickly and efficiently for you.



4860 33rd Avenue
Columbus, NE 68601

bigironrealty.com



▶ LISTING AGENT



MIKE FUJAN
Real Estate Agent/Broker
605.777.9470
mike.fujan@bigiron.com



174± Acres Lake County, SD

OFFERED FOR SALE BY

