

# FOR SALE

# GRAIN FACILITY

11.24+/- Acres • Van Buren County

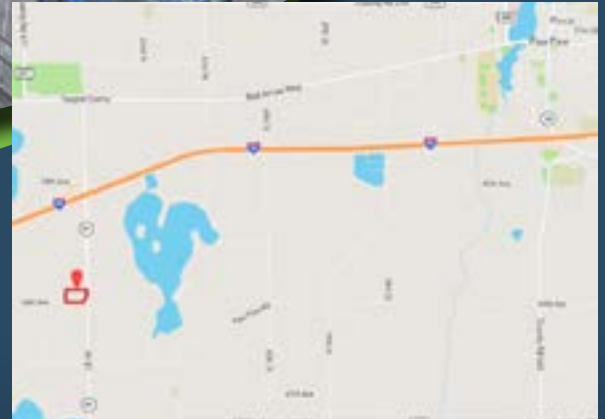
63274 M-51 • Paw Paw, Michigan

Offered at \$4,000,000

L-2200473

#### Highlights:

- 3,850,000 Bushel Grain Storage
- Two Grain Legs
- Office and Dump Pit



**Property Location:** I-94 west of Paw Paw five miles to M-51 south three quarters of a mile. Bin site is at the northwest corner of M-51 and 64th Avenue.

For additional information, please contact:



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# Property Information

**11.24+/- Total Acres • 3,850,000 Bushel Grain Facility  
Paw Paw Township • Van Buren County, Michigan**

**Property Description:** 3,850,000 bushels of storage consisting of one 66,666 bushel cone bottom bin, five 730,000 bushel bins, and two 66,666 bushel bins. All are full air floor. Two 15,000 bushel per hour grain legs which feeds a 25,000 bushel per hour drag conveyor that fills bins 1 through 5. Bins 6, 7, and 8 are fed directly from the leg to down spouts. The office and dump pit are connected 50 feet long containing a 22'X25' pit with a 700 bushel capacity. The dump is enclosed with overhead doors. There are two 4,700 bushel per hour continuous flow tower dryers.

• **Dimensions and Size:** The property consists of a new, unknown tax parcel number, that is yet to be provided by the county. The site forms a mostly rectangular shape parcel of land with the exception of a clear view corner in the southeast corner of the site. The surveyed site contains 11.24 acres. The size is based upon the legal description provided in the survey which is included and provides detailed dimensions.

• **Taxes:** New split - unknown





# Property Information

**11.24± Total Acres • Paw Paw Township  
Van Buren County, Michigan**

This facility was previously used for grain storage purposes by a local farmer and not as a commercial facility. It has no truck scale or grain sampling equipment but has a small office. There is no grading equipment on this site or grain probes.

The office and dump pit building are connected. The office is 15 feet wide and 50 feet long, being a two-story structure. The attached dump pit is 22 feet by 25 feet and is a drive-through building with overhead doors and a 700 bushel dump pit. The office area is a wood frame structure with steel exterior siding and roofing. The ground floor level has a concrete floor and contains a general control room as well as a room where the electrical boxes are mounted. The second floor of the building contains two private offices, kitchenette area, and a general storage room. The kitchenette contains a refrigerator, stove, double stainless steel sink, and some cabinets and cupboards. The floor covering on the upper level is a combination of commercial grade carpet and some composite wood flooring. The sidewalls as well as the ceilings are steel lined and fluorescent lighting is installed. The building is fully insulated and is heated.

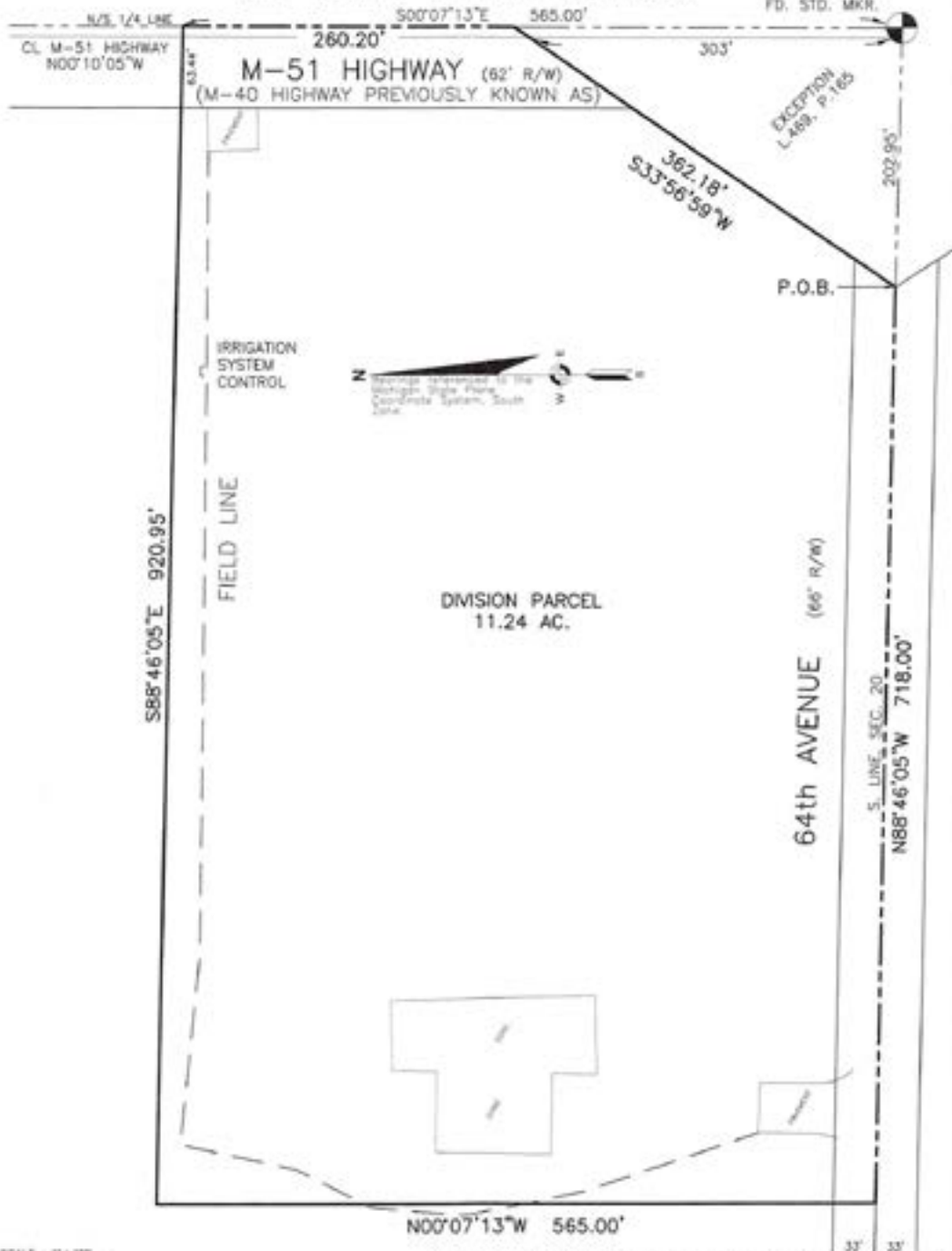
Grain is fed into the facility from the dump pit with a drag conveyor that feeds the legs on the site. There are two grain legs enclosed in the steel superstructure that are 15,000 bushels per hour each. A drag conveyor is mounted above bins 1 through 5. These bins are all fed from the legs onto the overhead conveyor which has a handling capacity of 25,000 bushels per hour. Bins 6 and 7 are filled from the legs using overhead spouting. There is an overhead drag conveyor that extends from bin 7 to bin 8. Bin 8 is filled using this drag conveyor. There is a drag conveyor that extends above the dryers for filling purposes. Grain is reclaimed from bins 1 through 5 with drag conveyors that extend through the tunnels of each bin, connecting each one back to the main receiving leg. Bins 6, 7, and 8 are also reclaimed with drag conveyors that extend below the bins. In addition, there is an overhead hopper bin that has a capacity of 15,000 bushels that is constructed on steel frame superstructure that is utilized for truck load-out purposes. There are two 112 foot tall tower style grain dryers on this site. Each has a drying capacity of 4,700 bushels per hour. Bins 6, 7, and 8 are utilized for wet grain storage during the harvest period and grain can be fed into the drying system either directly from the receiving pit or from these three bins through the main leg system. After harvest is complete, bins 6, 7, and 8 are also utilized for dry grain storage.



# SURVEY CERTIFICATE

PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION  
20, TOWN 3 SOUTH, RANGE 14 WEST, PAW PAW TOWNSHIP,  
VAN BUREN COUNTY, MICHIGAN

S. 1/4 POST. SEC. 20.  
T.3 S., R.14 W.  
FD. STD. MKR.



11/22/22, REVISED DESCRIPTIONS PER TITLE COMPANY COMMENTS.  
11/14/22, REVISED DESCRIPTIONS PER TITLE COMPANY COMMENTS.

 <p><b>SOUTHWEST SURVEY &amp; ENGINEERING LLC.</b> PROFESSIONAL LAND SURVEY SERVICES</p> <p>220 West Michigan Avenue, Paw Paw, MI 49078 Ph: (268)667-6037 Fax: (268)667-6138 website: southwestsurvey.com email: mail@southwestsurvey.com</p>	LOCATED IN		SW 1/4, FRAC. SEC. 20, T.3 S., R.14 W.	
	PREPARED FOR		<b>CHS CAPITAL LLC</b> M-51	
SCALE: 1"=100'	JOB NO:	CHECKED BY:	DATE:	
DRAWN BY: jeb.	22-26866LD	APPROVED BY:	DATE:	
DATE: 6-3-22		SHEET: 2	OF: 4	



## SURVEY CERTIFICATE

### PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 20, TOWN 3 SOUTH, RANGE 14 WEST, PAW PAW TOWNSHIP, VAN BUREN COUNTY, MICHIGAN

**DESCRIPTIONS**

Parent Parcel Furnished, Parcel #80-14-020-013-01, compiled for taxation purposes only

Land situated in Paw Paw Township, Van Buren County, Michigan described as: The South half of the Southwest quarter of fractional Section 20, Town 3 South, Range 14 West, EXCEPT the North 366 feet of the East 150 feet thereof, ALSO EXCEPT (L.469, P.165) Beginning at the South quarter post of said section; thence 202.95 feet West along the South section line; thence Northeasterly to a point on the centerline of Highway M-40 which is 303 feet North of said South quarter post; thence South along said centerline to the South quarter post.

Liber 469, Page 165

All that part of the South half of the Southwest quarter of Section 20, T.3 S., R.14 W., Paw Paw Twp., Van Buren County, Michigan, which lies Southeasterly of a line described as: Beginning at a point on the South line of said Section 20 which is West 202.95 feet from the South 1/4 post of said Section 20; thence Northeasterly to a point on the said survey line which is 303 feet Northerly of the intersection of the South line of said Sec. 20 and the survey line of Highway M-40.

Also pursuant to authority of Section 213.251 C.D. 4948, as amended, all right of ingress and egress over the lands herein described to lands abutting upon the same.

The survey line of Highway M-40 is described as: Beginning at a point which is Westerly along the South line of said Section 20 a distance of 0.95 feet from the South 1/4 corner of said Section 20; thence North 02°10'10" West 3179.83 feet; thence North 01°53'10" West 2100.65 feet; thence North 02°13'30" West 4.23 feet to a point on the North line of said Section 20 which is Westerly 0.38 feet from the North 1/4 corner of said Section 20.

**Proposed Division Parcel**

Land situated in Paw Paw Township, Van Buren County, Michigan described as: Commencing at the South quarter post of Section 20, Town 3 South, Range 14 West and running thence, with bearings referenced to the Michigan State Plane Coordinate System, South Zone, North 88°46'05" West along the South line of said section, 202.95 feet for the Place of Beginning of the land herein described; thence continuing North 88°46'05" West along said South line, 718.00 feet; thence North 00°07'13" West parallel with the North and South quarter line, 565.00 feet; thence South 88°46'05" East parallel with said South section line, 920.95 feet to said quarter line; thence South 00°07'13" East on said quarter line, 260.20 feet; thence South 33°56'59" West along a clear vision line, 362.18 feet to beginning, containing 11.24 acres, the Southerly 33.00 feet and the Easterly 64 feet, more or less, thereof being subject to use for public highway right of way purposes, as recorded in Liber 469 Page 165.

SEE SHEET 3 OF 3 FOR REVISED PARENT PARCEL DESCRIPTION

11/22/22, REVISED DESCRIPTIONS PER TITLE COMPANY COMMENTS.  
11/14/22, REVISED DESCRIPTIONS PER TITLE COMPANY COMMENTS.

	LOCATED IN:		SW 1/4, FRAC. SEC. 20, T.3 S., R.14 W.	
	PREPARED FOR:		CHS CAPITAL LLC M-51	
<b>SOUTHWEST SURVEY &amp; ENGINEERING LLC.</b> PROFESSIONAL LAND SURVEY SERVICES 220 West Michigan Avenue, Paw Paw, MI 49079 Ph. (269)657-6037 Fax (269)657-6139 website: southwestsurvey.com email: mail@southwestsurvey.com	SCALE:	N/A	JOB NO:	22-26586LD
	DRAWN BY:	j.e.b.	CHECKED BY:	DATE
	DATE:	6-3-22	APPROVED BY:	DATE
			SHEET:	3 OF 4