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# PROPERTY FOR SALE

Midland County, Michigan

OFFERED AT  
**\$650,000**

## Highlights:

- Grain elevator handling and storage complex, a feed mill structure, and an office building
- Approximately 430,000 bushels of storage
- 70-foot truck scale with a newer grain probe

For additional information, please contact:

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# Property Information

## Directions to Property:

Intersection of E. Railway Street and 5th Street, town of Coleman, Michigan

## Legal Description:

Tax Parcel Number: 170-007-000-370-00, 170-007-000-398-00,170-007-000-750-00.

## Improvements:

The improvements on the subject site consist primarily of the grain elevator handling and storage complex, the old feed mill structure, an office building, a bulk fertilizer storage shed, and a general dry goods storage shed located across the street from the elevator.

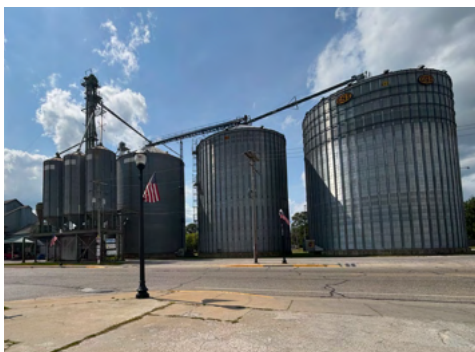
**Price:** \$650,000      **Taxes:** \$14,787



## Property Description:

Grain elevator design has one primary receiving pit that is enclosed within a drive-thru steel canopy located next to the legs, and trucks dump directly into the pit, which contains a drag conveyor that feeds the intake leg. Approximately 430,000 bushels of storage. Intake and dry grain legs are approximately 110 feet high and have a capacity of approximately 6,000 - 8,000 bushels per hour. The wet leg is approximately 90 feet tall, has a capacity of approximately 3,000 bushels per hour, and feeds the dryer. The dryer is a GSI tower style unit with a capacity of approximately 2,500 bushels per hour. 70 foot truck scale with a newer grain probe.

Bulk Fertilizer Building, Feed Mill and Storage Shed. The fertilizer building is 36 feet wide and 72 feet long, containing a ground floor area of 2,592 square feet, pole frame structure containing 5 interior bays that are constructed of treated lumber mounted on 6x6 treated posts with 14-foot walls. Feed Mill Facility contains 2 cleaner/shakers that both appear to be in decent functioning condition – one being a Clipper Super 18 D unit and the other being a Clipper Super 248 unit – still used occasionally for cleaning corn, which is sometimes bagged for a few customers.



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.