

FOR SALE INDUSTRIAL



1112 W Sumner St

Hartford, Wisconsin 53027

Property Highlights

- Convenient store/retail
- Fuel pumps
- Large grain storage
- Fertilizer building

Property Description

Unique opportunity to own a convenient store/retail with gas pumps and large Grain storage and fertilizer building for sale.

OFFERING SUMMARY

Sale Price	\$4,800,000
Lot Size	9.63 Acres
Building Size	4,896 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	41	\$112,425
0.5 Miles	301	\$111,307
1 Mile	3,939	\$98,991

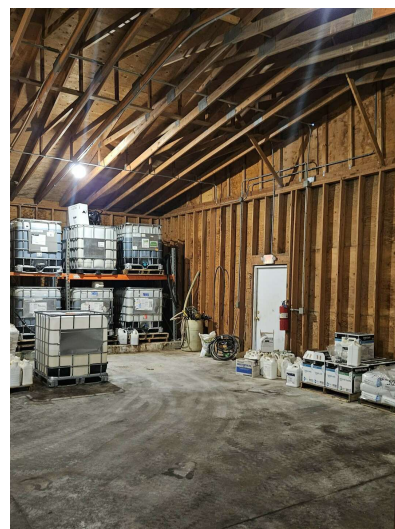
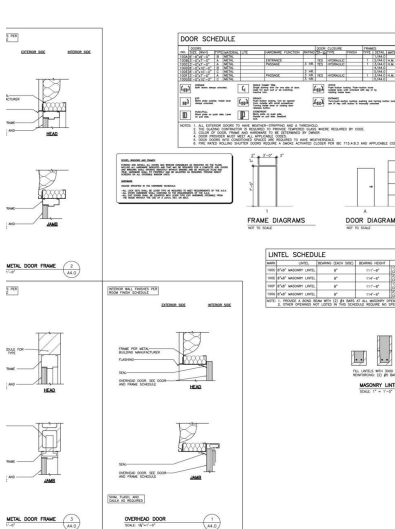
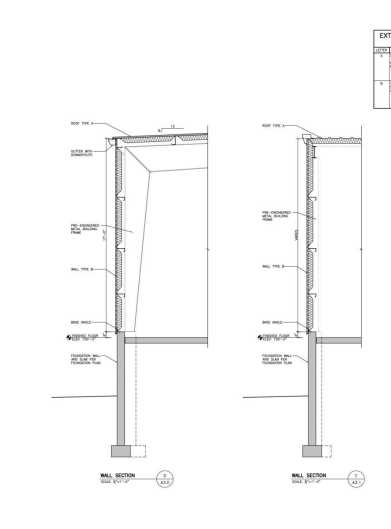
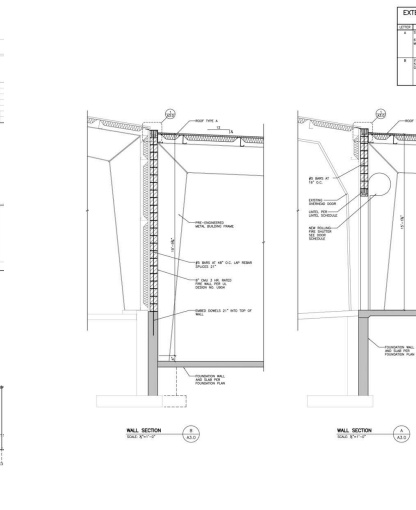
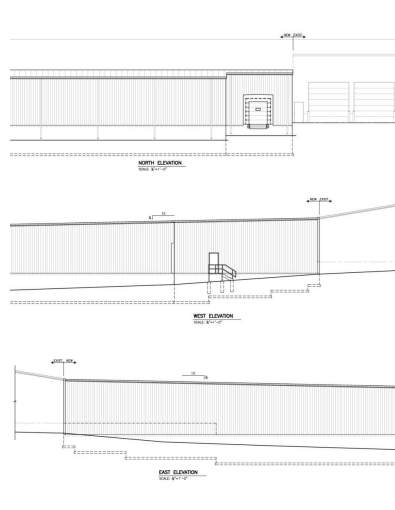
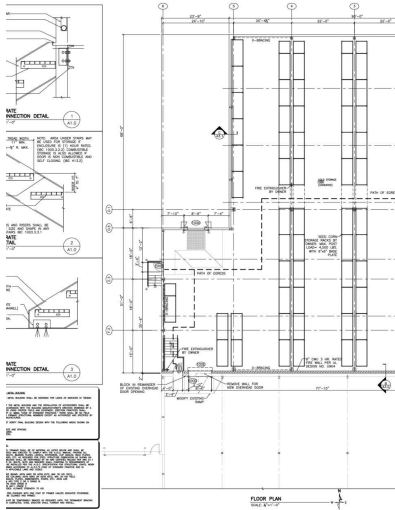
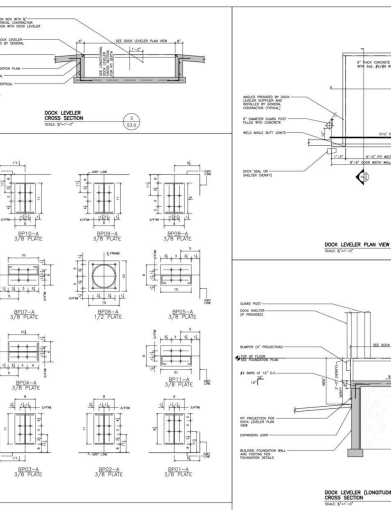
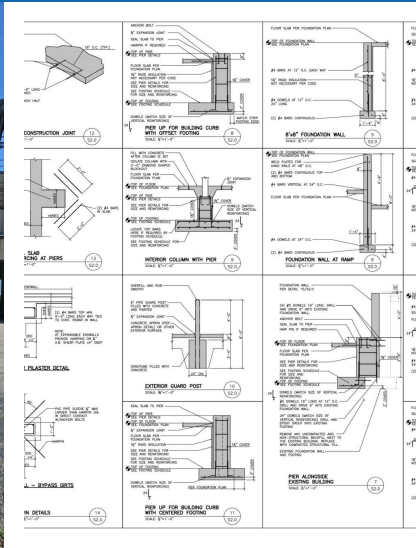
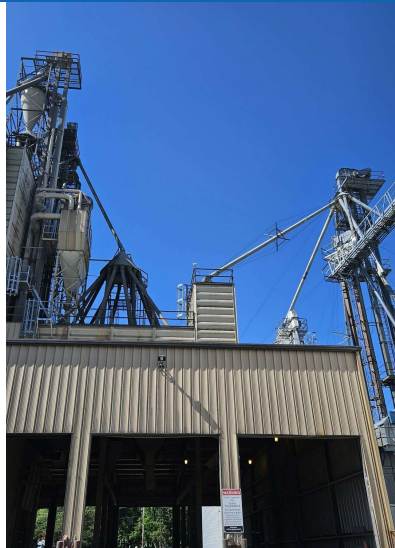
For more information

Steve Turner

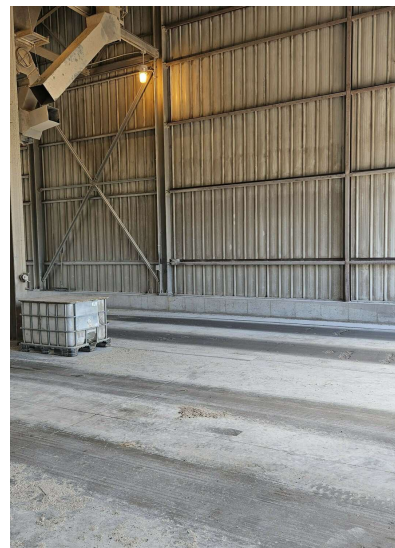
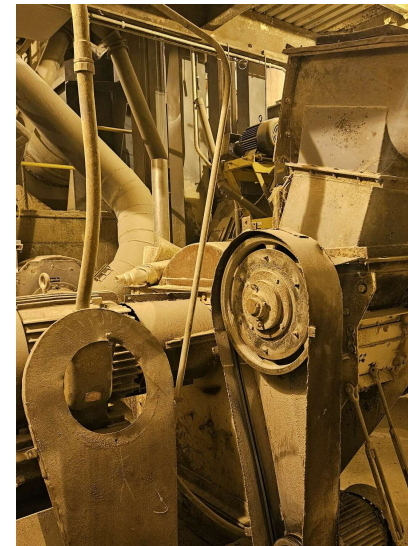
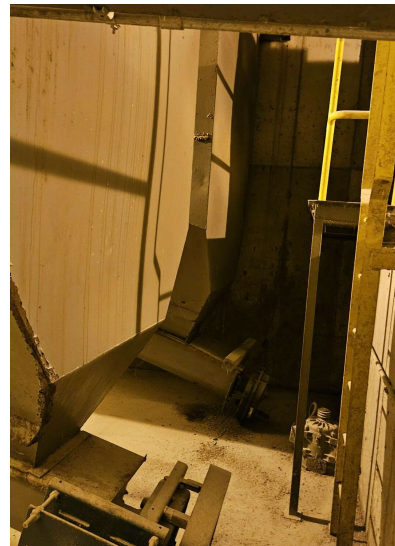
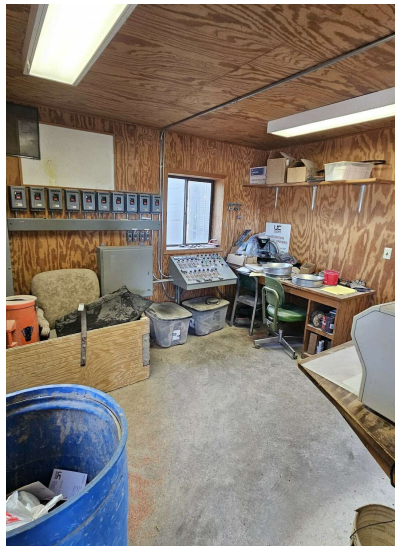
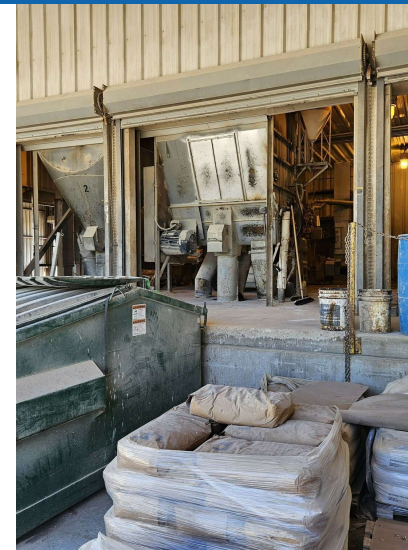
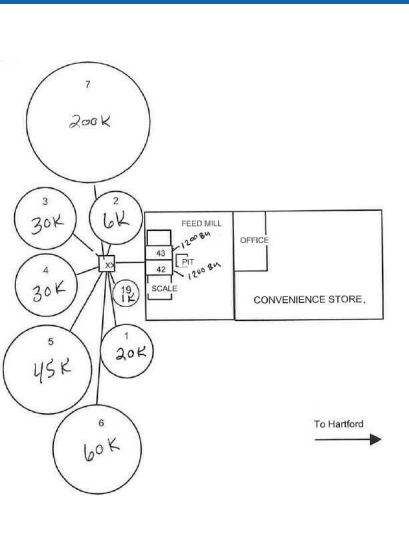
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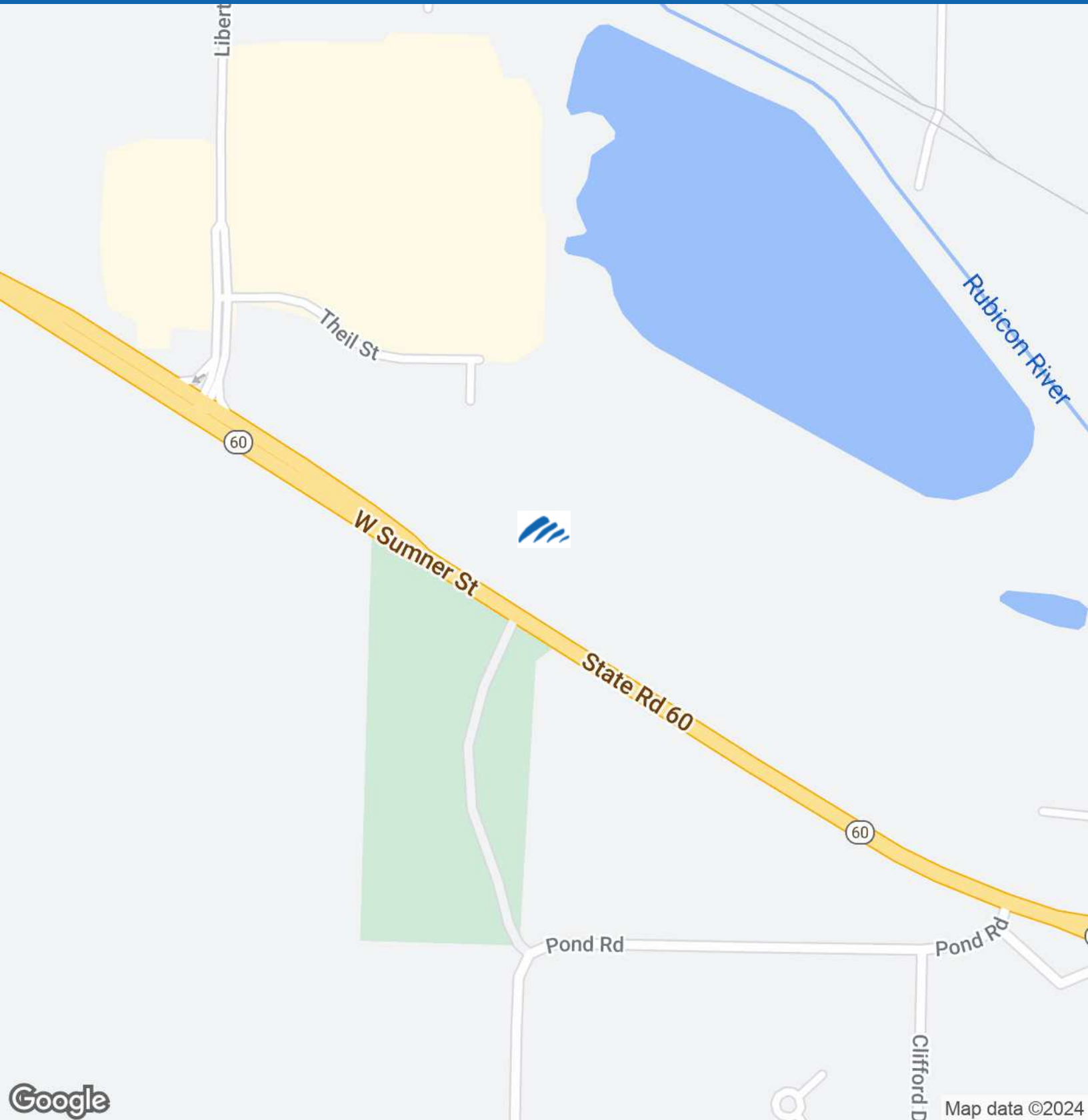
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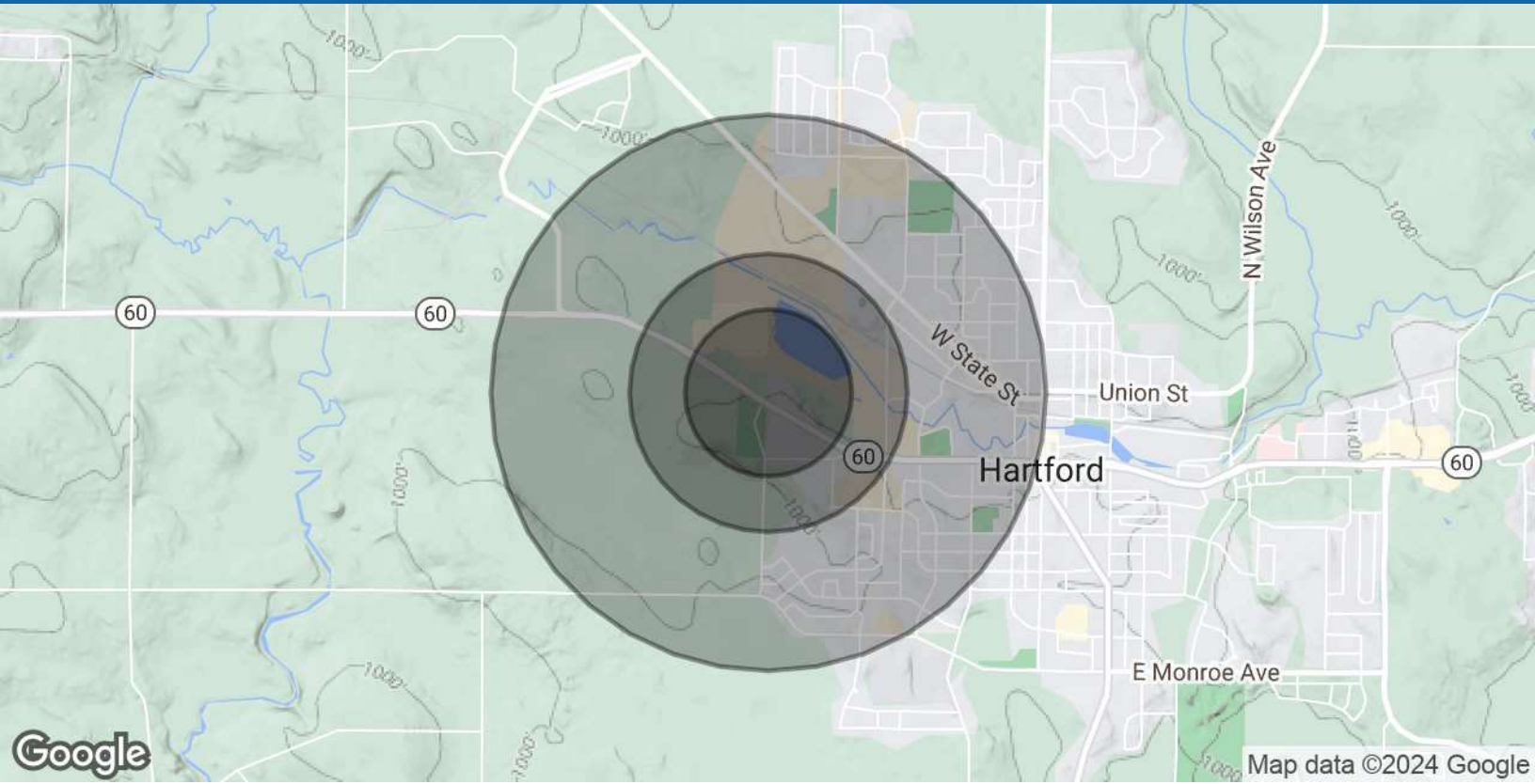
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Google

Map data ©2024

FOR SALE INDUSTRIAL



Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	41	301	3,939
Average Age	39	39	40
Average Age (Male)	38	38	38
Average Age (Female)	40	40	41

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	15	112	1,610
# of Persons per HH	2.7	2.7	2.4
Average HH Income	\$112,425	\$111,307	\$98,991
Average House Value	\$399,434	\$382,438	\$305,042

Demographics data derived from AlphaMap

Division: 357 Hartford Grain

Group: EQUIPMENT

20k bu bin
6k bu bin
30k bu bin
30k bu bin
45k bu bin
60k bu bin
200k bu bin
1000 bu bin
1200 bu bin
1200 bu bin
Conveyors
EQUIPMENT/RECEIVING LEG
GRAIN BIN FROM WACKER
ROOF COATING GRAIN BINS
CONVEYOR LEG PROJECT
UPGRADE BEAN BIN
BELT FOR ELEVATOR LEG
BIN SERVICE PLATFORM
DELUXE GRAIN DRYER
UPGRADE CONVEYOR CHUTE IN GRAIN PIT
PERTEN AM5200A MOISTER METER
BIN SWEEPS
SAFETY SWING GATES
ELECTRICAL WORK ON BIN SWEEPS
UPGRADE SCALE
REPLACED RECLAIM AUGER WITH USED CONVEYOR
DRYER UPGRADE

Group: LAND IMPROVEMENTS

INFRARED HEAT UPGRADE

LAND IMPROVEMENTS

Division: 361 Hartford Feed Mill

Group: BUILDINGS

720 REMODELING
721 FEED MILL
722 BAG WAREHOUSE
723 PAINT MILL
724 OVERHEAD DOOR

725 OIL WAREHOUSE
727 BAG WAREHOUSE IR 53002
728 PAINT FERT BLDG IR 53003
740 FEED BUILDING
741 FEED EXCAVATING/PAVING
742 ELECTRICAL- MILL
DARK BLUE/WHITE AWNING RECOVER W/ GRAPHICS
ROOF UPGRADE
WAREHOUSE BUILDING
UPGRADE FROM FIRE DAMAGE
REPLACED (3) DOORS

BUILDINGS

Group: EQUIPMENT

57 UPGRADE PUMPS
59 MILL MIXER AND AUGER
62 MILL MIXER AND HAMMERMILL UPGRADE
63 SIGN
FREEZER
FOOD COUNTER
INSTALL PUMPS AND ISLAND
CENTRAL AIR CONDITIONING
USED COPIER
CANOPY
LEAK DETECTOR
3 NEW TANKS/12 DISPENSOR
70' ELEVATOR LEG
9' D HOPPER BIN
10' D HOPPER BIN
90' ELEVATOR LEG
OVERHEAD HOIST
3T SPIRAL MIXER
5T SIDNEY MIXER
5T VERTICAL MIXER
ROSKAMP ROLLER
1000 WEIGH BUGGY
ALLIED BUGGY
MORSE FLOOR SCALE
HOWE SCALE
PALLET TRUCK
PALLET TRUCK
HAY SHREDDER

SCHUTTE HAMMER
CORN SHELLER
10' SCREW AUGER
MOLASSES BLENDER
MOLASSES METER
12 BULK BINS
10T LOADOUT BIN
10T LOADOUT BIN
MOISTURE TESTER
FAIRBANKS SCALE
SENTRY SAFE
ANIMAL REFRIGERATOR
FEED EQUIPMENT
PALLET RACKING
STORAGE UPRIGHTS & BEAMS
TANK MONITOR CPU BOARD
M-C DRYER UPGRADE
Upgrade Leg Conveyor
Q-250 STRETCH WRAP MACHINE
LIQUID FEED SYSTEM - FRIEMOTH FAMRS
UPGRADE SCALE
12X36 MILL TRIPLE ROLLER
ROLLER MILL LEG BELT & CUPS

Group: LAND

581 HARTFORD LAND
582 CONVENIENCE STORE SITE
ROAD WORK

LAND

Group: LAND IMPROVEMENTS

GRADING LEVEL STONE
FILL BEHIND MILL
FILLED CRACKS, SEAL COATED, STRIPED PARKING LOT
ASPHALT PATCHING & REPAIRS

Division: 753 Hartford Agronomy

Group: BUILDINGS

726 FERT PLANT IR 53001
729 FERT PLANT ROOF IR 53004
730 FERT PLANT SIDE IR 53005
731 WAREHOUSE SIDING IR53006
733 COMPLETE TOWER REBUILD
736 FERT BUILDING(CONCRETE)
737 FERT EXCAVATING/PAVING
738 FERT ELECTRICAL
739 MOVE FERT W/H, OFFICE, TOW
ROOF, SIDE, CAT WALK - FERT PLANT
INSTALLED NEW SHINGLES ON HARTFORD OFFICE
PLANT FLOOR UPGRADE
BUILDING REPAIR PROJECT

BUILDINGS

Group: EQUIPMENT

BIN SERVICE PLATFORM
DUMP HOPPER FOR TOWER ELEVATOR LEG
UPGRADE SCALE
CHAIN & PADDLES FOR RECEIVING CONVEYOR
35' ELEVATOR LEG
48' ELEVATOR SCREW
24' SCREW AUGER
BAGGING MACHINE
BLENDING TOWER
75' WOOD AUGER
SPOUTING
LEG ON TOWER
RECEIVING EQUIPMENT
MINI-BULK DYKE
DUMP HOPPER
AIR IMPREGNATOR
TROUGH AND AUGER WORK
TOWER IMPROVEMENTS
CAT WALK
TOWER IMPROVEMENTS
FERT TOWER SCALE HOPPER
FERT CONVEYOR
FERT STAINLESS AUGER
CONVEYOR ASSEMBLY

- ### ELEVATOR BOOT
- ### FERTILZER TOWER - BIN CLUSTER (90 TON, 9 UNIT
- ### WACOMIA 10" 10 DUCT DISCTRIBUTOR/SPOUTS

Group: LAND IMPROVEMENTS

- ### FILLED MAJOR CRACKS & SEAL COATED LOT
- ### INFRARED HEAT UPGRADE
- ### FILLED CRACKS,SEAL COATED,STRIPED PARKING LOT

LAND IMPROVEMENTS

Division: 361 Hartford C-Store

Group: EQUIPMENT

- ### SIGNAGE IMAGE UPGRADE
- ### CANOPY LIGHTING FOR C-STORE
- ### POS UPGRADE



WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

NAI Greywolf
Effective July 1, 2016

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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