



### Commercial Grain Elevator Facility with Home on 10.54 Acres – Iowa Park, Texas

Rare opportunity to own a fully equipped grain elevator facility with excellent expansion potential in the heart of Iowa Park, Texas. Situated on 10.54 acres with convenient access to Farm Roads 368 and 367, this property offers everything needed for a large-scale agricultural operation.

The site currently features five grain bins: four at 10,000-bushel capacity and one at 110,000-bushel capacity, suitable for storing corn, soybeans, wheat, and more. All bins are flat-bottom and constructed of durable corrugated galvanized steel. In addition, there are four concrete pads in place for future expansion, accommodating one 10,000-bushel bin, two 85,000-bushel bins, and one 110,000-bushel bin.

Supporting infrastructure includes a 4,510 sq. ft. factory building, truck scales, and an office building, providing the foundation for efficient operations. The property also offers gravel drives, ample equipment and truck parking, and easy maneuverability for large vehicles.

Adding to the value, the site includes a 1,632 sq. ft. single-family home—ideal for an on-site manager or owner-operator. While the home requires updating, it presents a unique opportunity for comfortable living just steps away from your business.

With its combination of existing infrastructure, expansion potential, and prime location, this property is perfectly suited for a business owner or farming operation ready to establish or grow their presence in North Texas agriculture.



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**\$450,000**