

Description of Improvements

The subject property had the following improvements:

- 1) Enclosed metal warehouses on a concrete slab with 18,115.8 +/- square feet
- 2) Roof only sheds with 13,063.2 +/- square feet
- 3) Offices and retail buildings with 4,740.3 +/- square feet
- 4) Covered porches with 530 +/- square feet
- 5) Canopy with 600 +/- square feet
- 6) Old wood frame storage building with 3,536 +/- square feet
- 7) Metal building pump house with 72.3 +/- square feet
- 8) 1-guard house with 54 +/- square feet
- 9) Concrete and gravel drive parking with 284,000 +/- square feet
- 10) 1- outside bathroom with 122 +/- square feet
- 11) 1-50 ton drive over scales
- 12) Perimeter fencing
- 13) Security system
- 14) 2-mechanical sewer systems
- 15) 1- raised loading dock with 263 +/- square feet
- 16) 1-wood bridge
- 17) 1-pit loading dock
- 18) 1- parts room with 940 +/- square feet.

The original metal building and the retail building were built in 1985. The remaining metal buildings, offices and kitchen are approximately 5-6 years old. The older retail building was remodeled 5-6 years ago.