## For Sale



±134.53 Acres + Existing Facility

Prime Acquisition Opportunity

Asking Price: **\$3,475,000** 



## The **Property**

## Aerial Perspective

### **±134.53 acres** including **±120** tillable acres

Lateral Irrigation Systems 450' long (1992 Reinke) 2100' long (2012 Reinke) Production Wells
400' deep 600 gal/minute well
(2) 220' deep 250 gal/minute/wells



















## The **Property**

### **Highlights of Improvements**

A. Main Facility: ±19,000 square feet

B. Shop with roll-up door: 20' x 38'

C. Storage shed: 90' x 60'

D. Storage shed: 90' x 60'

E. Storage shed: 90' x 40'











F. (2) 1000-gallon LP tanks (heating)

G. 500-gallon diesel fuel tank

H. (2) Donaldsin Torit dust collection systems *Three-phase electric on-site* 

# Facility **Highlights**

- Vestibule (key card access)
- Reception area
- Large conference room (seats 24)
- Small conference room (seats 8)
- Lunch room (seats 36)
- Closed door offices (4)
- Cubicles (12)
- IT climate controlled room
- Restrooms (4)
- Men's & Women's locker rooms & shower



- 4 laboratory areas
- Cold storage room A 20' x 22' fixed shelving
- Cold storage room B 40' x 15' library shelving
- Green house 38' x 24'
- Additional warehouse space















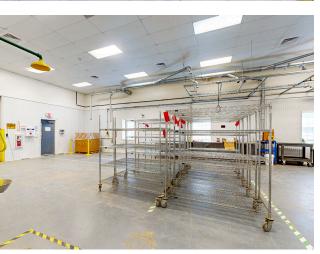










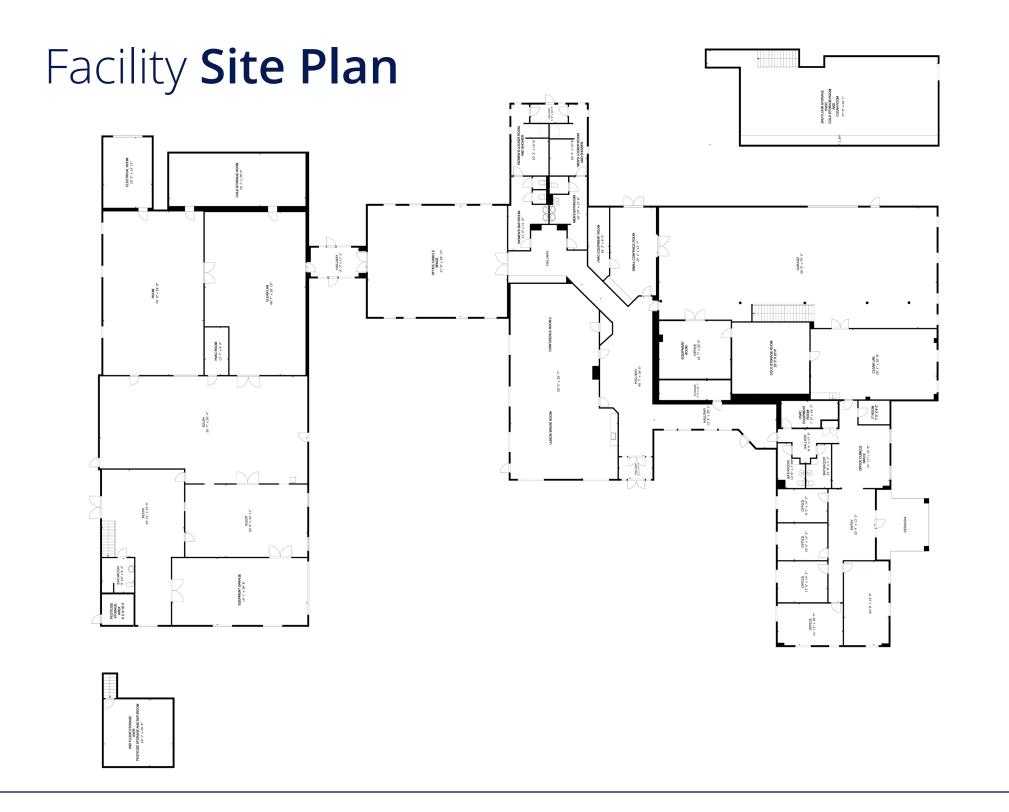




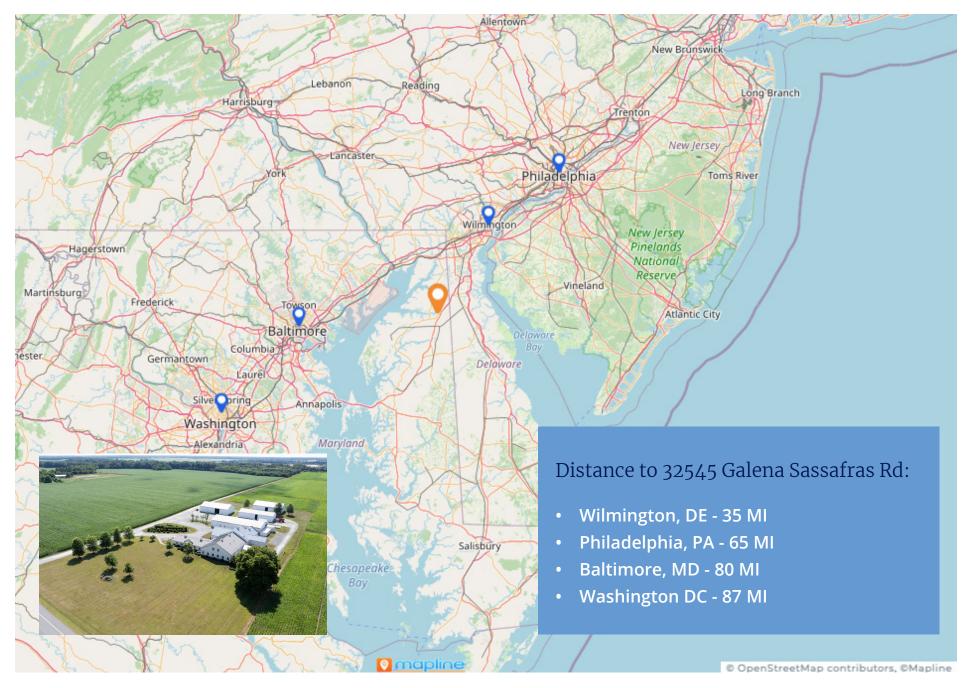








## Proximity Map









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