

FOR SALE



210th Street
Underwood, IA - Bin Site
\$1,995,000

- ▶ **LOCATION:** 210th Street, rural Underwood area
- ▶ **ACREAGE:** 6.91 Acres M/L (subject to survey)
- ▶ **IMPROVEMENTS:** Commercial-grade grain handling site with supporting infrastructure
- ▶ **TAXES:** To be determined after survey. Estimated around \$5,000 per year.

Total Grain Capacity:
502,145 bushels

INVESTMENT HIGHLIGHTS

- ▶ High-volume grain storage across modern and legacy bins
- ▶ Fully equipped for active grain operations with dryer and weighing infrastructure
- ▶ Compact 4-acre footprint supports efficient logistics and expansion potential
- ▶ Ideal for producers, co-ops, or ag-sector investors seeking a strategic holding

Bins Are Empty & Available!!
3 phase generator installed

FULL POSSESSION
2025 HARVEST

ADDITIONAL SITE FEATURES

- Scale House & Scale:** Essential for accurate commercial weighing and logistics
- Grain Dryer:** Propane-heated unit to ensure crop conditioning and moisture control

Storage Capacity & Infrastructure

Bin #	Dimensions (ft)	Capacity (Bu)	Year Built	Notes
#1	30 × 22	13,621	1979	Steel construction
#2	30 × 22	13,621	1979	Steel construction
#3	24 × 22	8,621	1980	
#4	36 × 25	22,493	1980	
#5	30 × 20	12,383	1980	
#6	54 × 64	129,562	2014	Modern steel bin
#7	54 × 64	129,562	2014	Modern steel bin
#8	54 × 64	129,562	2014	Modern steel bin
#9	30 × 69	42,720	2014	

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