

# FOR SALE



## 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

**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**

## Storage Capacity & Infrastructure

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

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