

3154 W Depot St., Wawaka, IN 46794

1,660,000 Bu. Grain System
Office Buildings

Agronomy Center with over
2MM of liquid storage tanks

35± Acres

Listing Price: **\$2,000,000**

For Sale

Noble County, IN



Office Building



Dry Fertilizer Loadout



Chemical Mix Room



Shop



Control Room



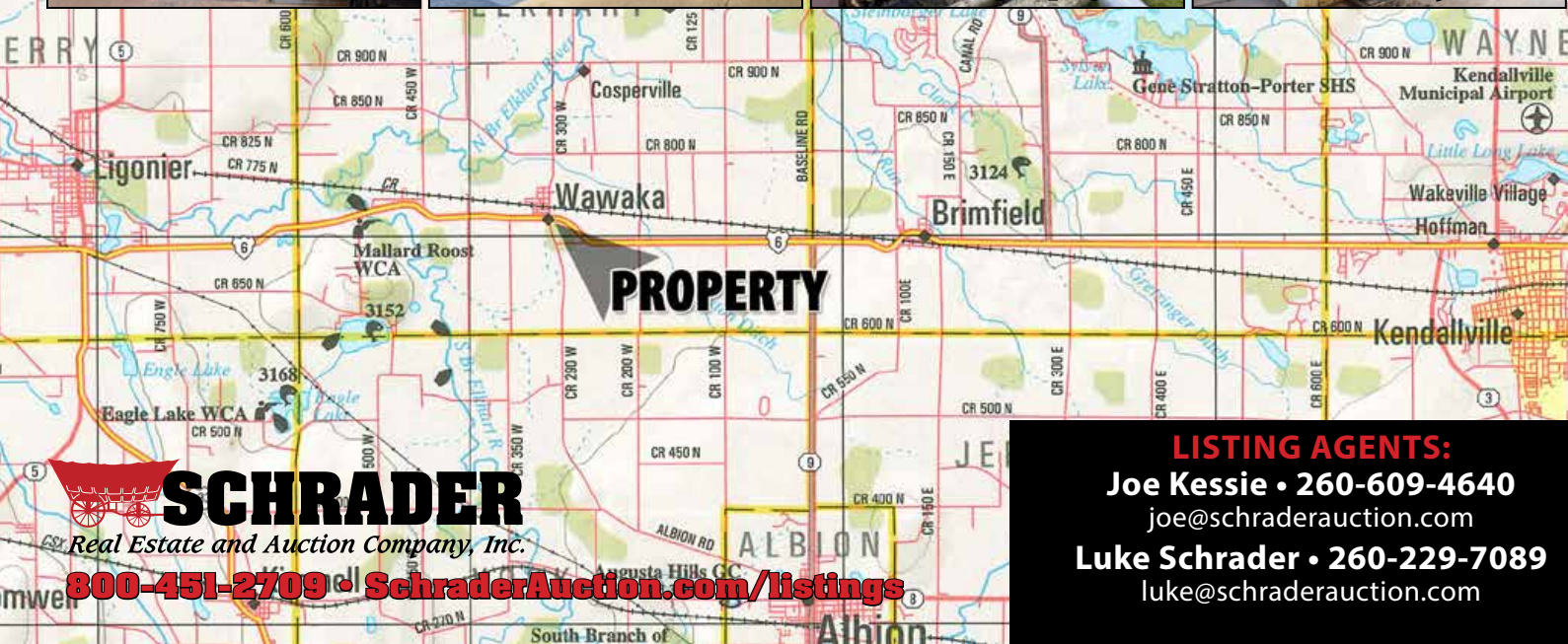
Chemical Loadout Area



Fertilizer Storage Piping



Control Room for Dryer



PROPERTY

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35± Acres

Option to purchase
grain aspects of the
operation only for
\$1,800,000

- Excellent Turnkey Opportunity with Rail Access
- 1,660,000 Bu Grain System
- Located on U.S. 6 with acreage for future expansion of commercial building site
- Large agronomy facility with high capacity storage tanks
- 29,662 Sq. Ft. of buildings

Listing Price:
\$2,000,000

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The Frick Grain and Agronomy site facilities are situated on approximately 35± acres and represent a rare, large-scale agribusiness operation ready for immediate use.

The grain system offers an impressive **1,660,000-bushel capacity** across six bins. The tower grain dryer operates at **4,000 bu/hr at 5-point moisture removal**, ensuring efficient drying capacity for high-volume harvests. The west grain facility features a grain leg capacity of **6,000 bu/hr**, while the east grain facility boasts a robust **10,000 bu/hr** grain leg capacity. Supporting the drying operation is an **8,000-bushel wet holding bin** that feeds directly into the dryer, along with **12,000-bushel overhead load bins**. The property also includes an **18,000-gallon LP tank** to power operations.

The agronomy infrastructure is equally impressive, featuring over **2,100,000 gallons of liquid fertilizer storage** with a covered loadout facility for liquid products. A **500-ton dry fertilizer building** with 8 bays provides ample space, complete with blending and loading equipment. The commercial chemical building houses **10 stainless steel tanks** with over **30,000 gallons of bulk herbicide storage**, equipped with a fully piped, computerized mixing system and covered loadout structure. Additional storage includes a **60' x 80' heated commercial shop building** and a **50' x 90' storage building** with a tote rack system for chemicals and seed.

The facility enjoys direct access to the **Norfolk Southern Railroad**, with a large rail siding capable of receiving tanker cars and loading grain onto railcars. A dedicated piping system allows for the direct unloading of tanker cars into the two **1,000,000-gallon liquid tanks**. Weighing operations are handled by a heavy-duty **120,000-pound capacity in-ground scale**.

As an added income stream, a telecommunications tower located on the west end of the property generates \$9,268 in annual income, with an escalator clause providing year-over-year growth.

Please refer to the improvement chart for dates and dimensions of all structures located on the facility.

This is an **extremely rare opportunity** to acquire this level of grain handling and storage capacity, agronomy infrastructure, and overall square footage — all at a compelling price point. Don't miss your chance to own one of the most well-equipped agricultural facilities available on the market today!



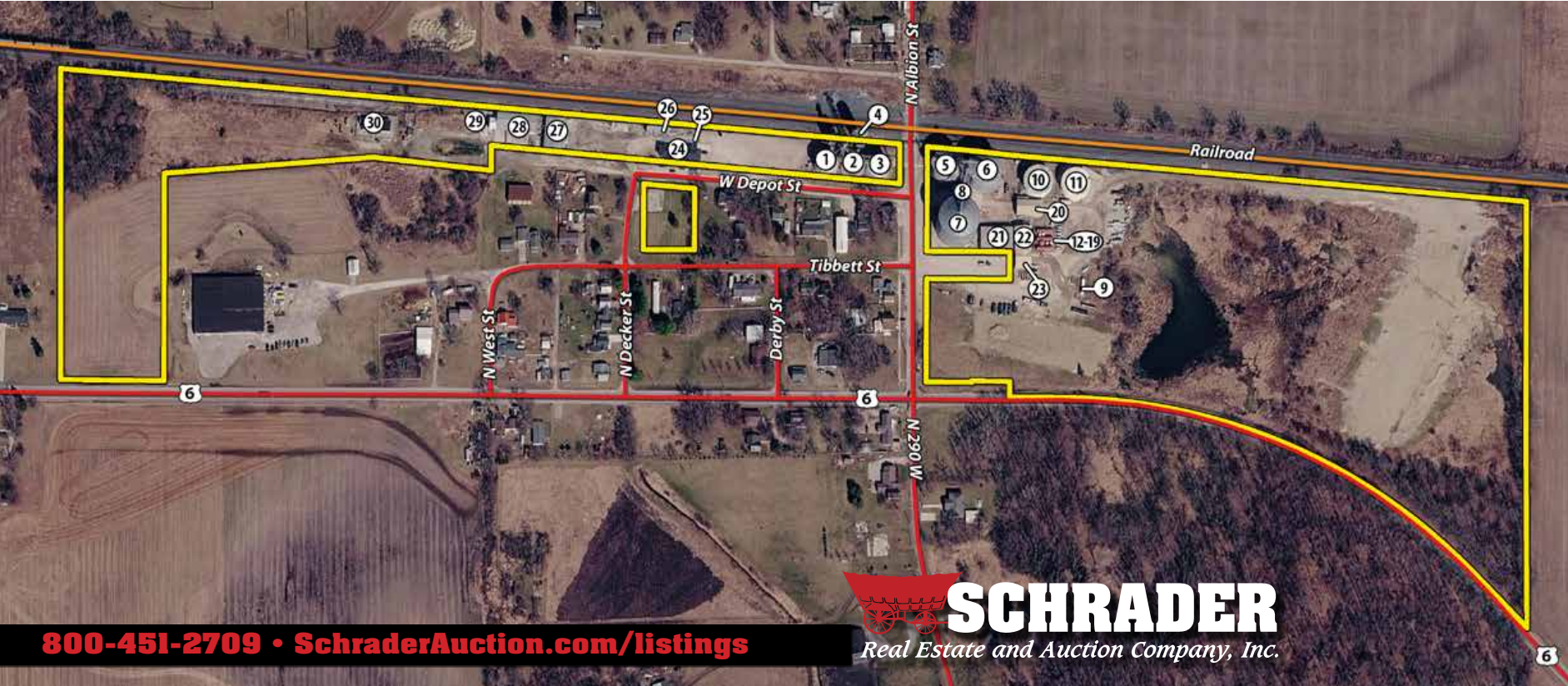
Bins 1-4 and Dryer System



Bins 1-3



Scales behind Office Facility



GRAIN FACILITY				
Number on Map	Year Built	Bushel Capacity	Purpose	
1	1971	110,000	Grain Storage Bin	Bins 5-7
2	1973	110,000	Grain Storage Bin	
3	1976	110,000	Grain Storage Bin	
4	2009	4,000 bu/hour	Grain Dryer	
"	2009	6,000 bu/hour	Grain Leg	Bins 5-7 & Unload Bin
"	2021	8,000	Wet Holding Bin for Dryer	
"	2009	12,000	Overhead Load Out Bins	
5	1982	250,000	Grain Storage Bin	
6	1986	350,000	Grain Storage Bin	Bins 5-7 & Unload Bin
7	2006	730,000	Grain Storage Bin	
8	2006	10,000 bu/hour	Grain Leg	
"	2006	5,000	Overhead Load Out Bin	
9		18,000 Gallons	LP Tank to Feed Dryer	

LIQUID FERTILIZER TANKS				
Number on Map	Year Built	Gallon Capacity	Purpose	
10	1970	1,000,000	Liquid Fertilizer Tank with liner	(2) 1 M Gallon Storage
11	1970	1,000,000	Liquid Fertilizer Tank with liner	
12	1994 Eff.	23,000	Liquid Fertilizer Tank	23,000 Gal Liquid Storage Tanks
13	1994 Eff.	23,000	Liquid Fertilizer Tank	
14	1994 Eff.	23,000	Liquid Fertilizer Tank	
15	1970	18,000	Liquid Fertilizer Tank	
16	1994 Eff.	12,000	Liquid Fertilizer Tank	Dry Fertilizer Storage Bays
17	1994 Eff.	12,000	Liquid Fertilizer Tank	
18	1994 Eff.	12,000	Liquid Fertilizer Tank	
19	1994 Eff.	12,000	Liquid Fertilizer Tank	

BUILDINGS AND STRUCTURES				
Number on Map	Year Built	Square Footage	Dimensions	Purpose
20	1993	4,000	40' x 100'	Bulk Fertilizer Load Out Building
21	1980	4,800	60' x 80'	Shop Building
22	1999	2,376	36' x 66'	• Chemical Tank & Mixing Building • Includes 10 Stainless Steel Tanks • Piping and Computer Mixer
23	1999	300	10' x 30"	Chemical Load Out Building
24	1973 Eff.	7,006		Two Story Office Building
25	1991		120,000 # Capacity	Inground Scale to Weigh Trucks
26	1941	1,680	28' x 60"	Storage Building
27	1974	4,500	50' x 90'	Storage Building with Tote Racking
28	1974 Eff.	4,600	46' x 84'	Dry Fertilizer Storage Building with 8 bays. 500 Ton Capacity
29	1974			Dry Fertilizer Load Out Pad with Mixer
30				Leasehold Telecommunciation Bldg. (Not included but annual rental income is received)

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency. FRICK (LS/JK02N)

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