

**MADDEN BROTHERS  
FRONTIER REALTY OF WYOMING**

is offering

# **Yoder Grain Elevator**

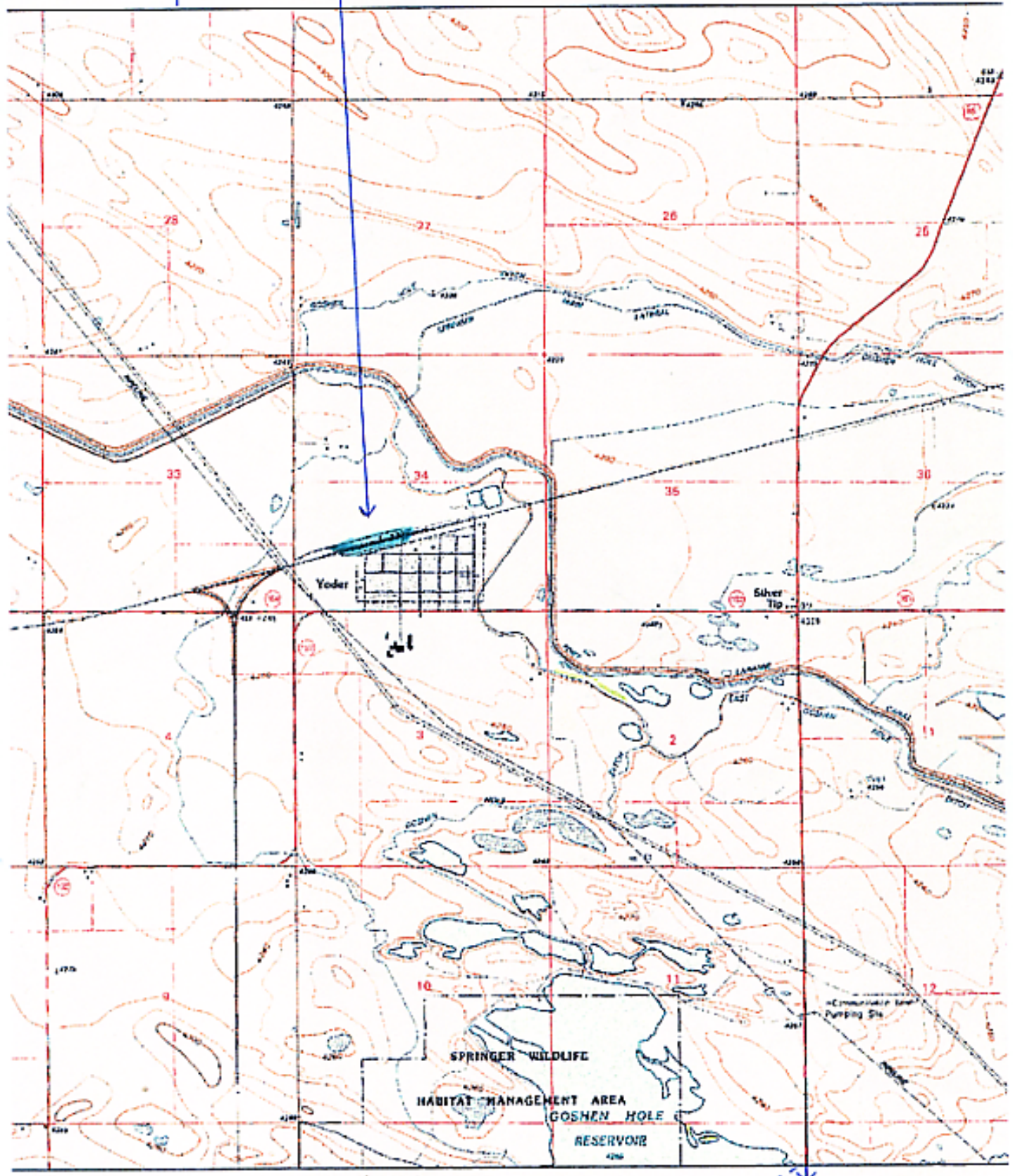


at Yoder, Wyoming for sale.

This elevator is an excellent commercial grain handling, cleaning and shipping facility with 260,000 bushel storage capacity, 50 railroad car loadout capacity, and includes 4,000 feet of company owned and 2,025 feet of leased siding track.

Yoder GRAIN Elevator

To Torrington



DATE: 10/28/84

To Cheyenne

## Yoder Grain Elevator Sales Information

### Grain handling history (gross bushels)

<u>Year</u>	<u>Wheat</u>	<u>Corn</u>
1994	Unavailable	127,426
1995	574,570	67,860
1996	321,243	174,513
1997	337,031	112,167
1998	481,766	148,412
1999	430,352	68,835
2000	198,562	43,688
2001	248,665	76,579
2002	224,258	45,443
2003	307,870	87,512
2004	302,685	45,995

### Storage facilities & capacity (bushels)

<u>Facility</u>	<u>Capacity</u>
6 - 30,000 bushel steel round grain tank bins -----	180,000 bu.
1 - Quonset flat storage w/leg for loading and underground auger for unloading -----	40,000 bu.
1 - Wood frame elevator -----	<u>40,000 bu.</u>
Total storage capacity -----	260,000 bu.

### Weight scales and office

- 1 - 45 ft. truck balance beam scale
- 1 - 72 ft. combination truck and railroad car digital read out scale and printer. Probing deck located along the scale. Scale read out and printer located in small office.

### Railroad car shuttle equipment

Whiting Trackmobile - gas powered

### Railroad service

Union Pacific (UP) w/2,025 feet of leased siding track from UP

### Railroad siding track owned by Yoder Grain Elevator

4,000 feet

Railroad car capacity

50

Property ownership and applicable leases

The Yoder Grain Elevator is located on property leased from the Union Pacific Railroad Company. The Preset Lease of \$2,155.26 is paid for 2004. The lease includes the lease of the real estate where the Yoder Grain Elevator and the siding track owned by the Yoder Grain Elevator is located.

Grain load out facilities

Fast load out big leg w/10,000 bushel per hour capacity  
Leg servicing wood frame elevator w/3,000 per hour capacity

Grain drying equipment

3 - 30,000 bu. steel round tank bins w/ air fans

Grain cleaning equipment

1 - rotary cleaner - 1,000 bushels per hour capacity  
2 - Rotex cleaners - 7,000 bushels per hour capacity

Grain analyzing equipment

1 - Dickey John GAC 3 Protein Tester  
1 - GAC 2000 Grain Analysis Computer  
1 - UDY Corp Grinder  
1 - Seed Buro Medium 8800 Grain Scale

Grain receiving facilities

Trucks - 2 end dump and belly dump pits  
Railroad cars - Built-in conveyor and auger system

Taxes - 2003

\$1,401.59

Price:

\$500,000