**Buffalo Center Grain Facility Sale**

Stateline Cooperative is offering for sale the Buffalo Center Iowa grain facility. The property is located in Winnebago County Iowa. The assets for sale include the following parcels.

The facility consists of 2 separate grain receiving and storage assets.

**Parcel # 0520126011 (Section S)**

1. Built in 1956 concrete with total storage space of approximately 330,192 bushels before pack
2. Annex built in 1968 concrete with total storage space of Approximately 316,149 bushels before pack
3. Continuous flow grain dryer rated at 2,500 bushels per hour
4. Grain receiving is rated at 4,500 bushels per hour pit 1
5. D) Grain receiving is rated at 4,500 bushels per hour pit 2

**Parcel # 0520102002 (Section T)**

1. Built between 1976 to 1986 with total storage space of approximately 368,055 bushels before pack
2. Grain receiving capacity is rated at 10,000 bushels per hour

**Parcel # 0520107002**

1. Residential lot approx. 44 x 100 (.10 acre)

**Parcel # 5020126002**

1. Temporary storage ring with storage capacity of approximately 250,000 bushel

**Parcel # 0520102005**

1. Office approximately 2295sq/ft main floor and 2295 sq/ft basement
2. Truck scale 70’ x 12’ 120,000 lbs max

**General Terms**

1. All parcels will sell as 1 offering
2. Closing can occur either in December of 2023 or in January of 2024
3. No grain inventory will be present at closing
4. Facility will be sold “AS IS”
5. All bids due by 4:00 pm cst October 2 or postmarked by September 30, 2023
6. On site Inspection upon request
   1. Contact Randy Wood at 515 924 3555