Premier Grain Handling Facility, Shop & Office

Renville Corner 37 miles north of Minot, ND
At the intersection of Highways 83, 256 & 5

www.redriverlandco.com
LOCATION
The grain facility is located 37 miles north of Minot, ND at Renville Corner, on the intersection of Highways 83, 256 & 5.

ACRES / LEGAL DESCRIPTION
Outlots 2, 3, 4 & 5 of the NW1/4 Section 22, Township 161 North, Range 82 West, containing 17.15 acres more or less.

TAXES AND ASSESSMENTS
2018 $1,055.64

LEASE
This property is currently under lease through December 31, 2019, with an option to extend from January 1, 2020 through March 31, 2020 (copy of lease available upon request).

IMPROVEMENTS SUMMARY
Eight Brock 60,000 bu steel bins w/ 25 hp centrifugal fans (2003-2008)
Two Brock 260,000 bu steel bins (2012)
One Brock 20,000 bu hopper bin (wet bin)
Grain Legs with 5,000 bph capacity for both wet and dry bushels
Shop Facility 100’x100’x18’ steel, heated
Shop Building 200’x160’ (2014)
Office 1424 sq ft
Scale Office 24’x40’
Grain Dryer MCL4145 2300 bph capacity
Truck Scale and Scale House
Additional Shop Facility

RIGHT OF FIRST REFUSAL
Through December 31, 2019, Feland Brothers Farms have the right of first refusal to purchase all or a part of the property for the same purchase price offered to the Seller by a prospective Buyer. Feland Brothers Farms will have 5 business days, commencing from the date following the date the notice is received to exercise its first right of refusal.

CLOSING
Closing will take place at a closing company mutually agreeable to both Buyer and Seller. Conveyance at closing will be by Special Warranty Deed. Closing Fees will be shared equally between Buyer and Seller.

AGENCY DISCLOSURE
Red River Land Company and CBRE Mega are representing the Seller.

OWNER
Great Western Bank

LISTED PRICE
$4,500,000
THE PROPERTY WILL BE SOLD “AS IS, WHERE IS” WITH NO WARRANTIES EXPRESSED OR IMPLIED.

INSUFFICIENT FUNDS
Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.

ENVIRONMENTAL DISCLAIMER
The Seller, Red River Land Company and CBRE Mega do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

EASEMENTS AND SURVEY
The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

PROPERTY SOLD WITHOUT WARRANTY
All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Purchasers should inspect the property and review all the pertinent documents and information available, as each purchaser is responsible for evaluation of the property and shall not rely upon the Seller, Broker or their Employees or Agents. The property will be sold “AS IS, WHERE IS” and without any warranties or representations, express or implied.

The information set forth is believed to be accurate. However, the owner of the properties, Red River Land Company, and CBRE Mega make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer’s knowledge. Red River Land Company, CBRE Mega and owners will not be held responsible for advertising discrepancies or inaccuracies.

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