

## **Rosthern Elevator and Annex Bin Details:**

- Property leased from Carlton Trail Railways/Omnitrax
- Built in 1972
- 98,000 bushel storage capacity (house & annex)
- 2 legs (with auto samplers)
- Automatic leg samplers
- Leg addition in 1992
- Overhead batch scale w/computer
- Heated office (electric)
- Compuwatt System (to measure grain weight)
- Track side loading
- Hart Carter 33 Grain Cleaner
- 28 ft 60 ± ton, hyd tilting platform scale
- Westeel 1900 bushel smooth wall overhead loading bin w/electric chute opener
- Weninger 20000 gallon water supply bin (used for spraying)
- Top drag conveyor to fill annex, bottom drag conveyor to unload
- Office roofing replaced to steel in 2008
- Elevator roofing replaced in 2015
- Portable camera & monitor for pit
- Dust collector
- Intercom
- All annex bins have full bin sensors
- Manlift
- Electric water heater replaced 2016
- Main office
- Manager's office
- Bathroom with shower in basement
- Scale room
- Remote scale readout
- Water Bin (exterior)
- Dry Bin (exterior)
- Remote meter reader
- Rail car puller
- 2025 taxes \$824.53
- Designed for another annex to be added

### **Utilities:**

Town Sewer & Water

Electric Heat

3 phase power

**This information was provided by the seller.**

**Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes, and assessments, zoning and permitted uses & surface lease revenue details. Property titles are available upon request. The information provided is a guide only.**

**Only the elevator and related bins are being sold. No land is included with this sale. The site is leased from Carlton Trail Railways/Omnitrax. The buyer will be responsible for entering into a new lease agreement with Omnitrax/Carlton Trail Railways (see included lease documents).**