



**OPERATING COMMERCIAL GRAIN
HANDLING FACILITY
SANDERSON GRAIN • SPRINGLAKE, TEXAS**

FOR MORE INFORMATION CONTACT

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Clift Land Brokers • Littlefield, TX • www.CliftLandBrokers.com

PROPERTY OVERVIEW

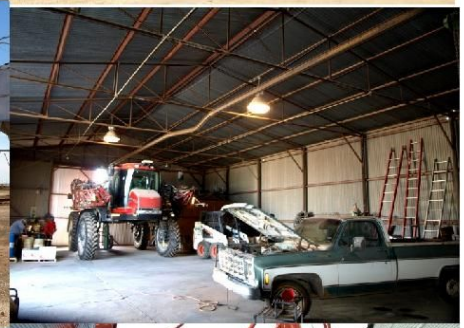
Commercial Grain Handling Facility located in Springlake, Lamb County, Texas. The property is on US Highway 70 just east of the intersection of US-385 and US-70.



- ◆ Texas Department of Agriculture Account Number: 0237169
- ◆ 1,311,000 bushels of permitted capacity
- ◆ Built: 1960's-2010
- ◆ *Latitude:* 34.231226 *Longitude:* -102.303696
- ◆ Legal: To be further defined by a survey at closing.
- ◆ Land Size: The subject is irregular in shape and includes approximately 10.54 acres
- ◆ Frontage/Access is approximately 1,250' of frontage along the south side of US Highway 70
- ◆ Topography: Mostly level and drainage appears adequate. Elevation is approximately 3,690' above sea level and does not appear to be in a flood hazard area.
- ◆ Geographic Location: Lamb County is located in the south-western panhandle of Texas. It has a total area of 1,022 square miles, or 654,080 acres and sits 3,681 feet above sea level. The population of Lamb County, according to the 2010 census, is 13,977 people. The City of Littlefield is the county seat and is located at the intersections of US Highways 84 and 385. Other towns in the county include Amherst, Earth, Fieldton, Olton, Spade, Springlake and Sudan.

IMPROVEMENTS

- ◆ **Office / Shop:** A combined office and shop including 4,000 SF. An office that has 1,036 SF with two offices, one bathroom, and lobby area. It has average interior finishing and HVAC. There is an attached daHam Truck Probe. The storage portion is 2,627 SF. There are two sliding doors. The south door is 18'7" x 18', and the east door 14'7" x 18'. There is an employee breakroom in the SW corner of the building. The entire structure is steel construction with a concrete foundation.
- ◆ **Storage:** There is a separate storage building with 1,820 SF. It is metal construction with a concrete floor. There is a walk through door and 13'5" x 14' overhead door on the north side.
- ◆ **Truck Scales:** 60' x 10' Electronic scales. 100,000 lb. capacity.
- ◆ **Liquid Fertilizer Storage:** Four 6,000 gallon poly fertilizer tanks. A 10 Hp electric transfer pump.
- ◆ **Overhead Fuel Storage:** Two five-hundred gallon diesel tanks.
- ◆ **Site Improvements:** Site is improved with gravel parking, drives and lighting.
- ◆ **Grain Handling:** 16 total Bins.



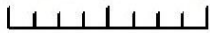
Sanderson Grain Springlake, TX

Legend

- Office
- Storage
- Truck Scales
- Grain Dryer
- Fertilizer Storage
- ⊕ Fertilizer Pump
- ▲ Water Fill
- ▲ Gas Meter
- ▲ Meter Loop
- ⚡ Panels
- ⊕ Pit
- ⊗ Cleaner
- OHD Electric
- UGD Electric
- UGD Gas
- ▭ Property_Boundary
- Bins
- Ground_Storage



0 25 50 100 Feet



1 in = 0 miles

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GRAIN HANDLING

NW Group: The subject's northwesterly group of grain handling equipment includes two steel, metal cone bottom grain bins constructed in the 1960's. Each bin has a 9,000 bushel capacity, with a 1,000 bushel truck dump, 70' elevator leg, and the ability to handle 5,000 bushels per hour. There is another 3,000 bushel steel bin with a cone concrete bottom. On the east side of these bins sits a 1976 Mathews Co. 10-55E grain dryer that can handle 1,000 bushels per hour.

SW Group: The subject's southwesterly group of grain handling equipment includes five grain bins all with concrete cone bottoms. Four of these bins were constructed in the 1980's to early 1990's with 100,000 bushel capacities. The furthest south grain bin was constructed in 2008 and has a capacity of 125,000 bushels. Each bin had seven 5 horse power fans around the bottom, and five 2 horse power fans around the top. A 300 bushel truck dump beneath a 4,500 bushel overhead bin was located in-between the bins as well as a 100' elevator leg with a 5,000 bushel per hour capacity. Additionally, four 12' augers supplemented grain transfer between bins. Each bin was set up with auger driven truck load outs that were reported to be able to fill a truck (950 bushels) in approximately 16 minutes.

NE Group: The subject's northeasterly group of grain handling equipment includes six grain bins all with concrete cone bottoms. Two of these bins were constructed in 2002 with 100,000 bushel capacities. The remaining four grain bins were constructed in 2005-2010 and had a capacity of 125,000 bushels each. Each bin had seven 5 horse power fans around the bottom, and five 2 horse power fans around the top. A 1,250 bushel truck dump was located in-between the bins as well as a 120' elevator leg with a 5,000 bushel per hour capacity. Additionally, two 12' augers supplemented grain transfer between bins. Each bin was set up with auger driven truck load outs

that were reported to be able to fill a truck (950 bushels) in approximately 16 minutes.

It should be noted that eight of these bins had temperature cables to monitor grain temperatures in various bins.

Grain Dryer: 1976 Mathews Co. 10-55E, 1,000 Bu. Per hr. Natural Gas

Cleaners: 5 Total

One on Leg 1

One on Dryer

Two on Leg 2

One on Leg 3

Ground Storage Systems:

Truck Unloading: One 10" Hutchinson Mayrath Auger 5,000 Bu./Hr. One 8" Hutchinson Mayrath Auger 2,500 Bu./Hr.

Truck Loading: One 12" Hutchinson Mayrath Auger 5,000 Bu./Hr.



**Sanderson Grain
Springlake, TX
Grain Bins**

Bin #	Cone Bottom	Construction	Brand	Forced Air	Capacity	Pit Capacity (Bu.)	Leg Capacity (Bu./Hr.)
1	Steel	Flat Steel		Yes	9,000		
2	Steel	Flat Steel		Yes	9,000	1,000	5,000
3	Concrete	Corrugated Galvanized		No	3,000		
4	Concrete	Corrugated Galvanized	GSI	Yes	110,000		
5	Concrete	Corrugated Galvanized	Behlen	Yes	100,000		
6	Concrete	Corrugated Galvanized	Behlen	Yes	100,000	300	5,000
7	Concrete	Corrugated Galvanized	Behlen	Yes	100,000		
8	Concrete	Corrugated Galvanized	Brock	Yes	125,000		
9	Concrete	Corrugated Galvanized	Brock	Yes	125,000		
10	Concrete	Corrugated Galvanized	Brock	Yes	100,000		
11	Concrete	Corrugated Galvanized	Brock	Yes	100,000	1,250	5,000
12	Concrete	Corrugated Galvanized	Brock	Yes	125,000		
13	Concrete	Corrugated Galvanized	Brock	Yes	125,000		
14	Concrete	Corrugated Galvanized	Brock	Yes	125,000		
15	Overhead	Flat Steel		No	3,000	2	1,000
16	Overhead	Flat Steel		No	4,500		

**Sanderson Grain
Springlake, TX
Annual Grain Volumes**

Commodity (Bushels)

Year	Corn	Milo	Wheat	Soybeans	Total	(Pounds) Sunflowers
2010	2,658,235	299,000	344,000		3,301,235	
2011	1,988,100	84,000	56,000		2,128,100	
2012	922,762	225,512	97,800		1,246,074	
2013	1,425,000	1,055,000	23,500		2,503,500	45,000
2014	965,000	543,486	123,220		1,631,706	5,174,740
2015	1,187,286	349,056	257,160		1,793,502	
2016	1,402,498	145,826	290,735	10,472	1,849,531	1,618,220
2017	976,369	62,349	188,488		1,227,206	
2018	395,465	107,793	142,781		646,039	
AVERAGE	1,324,524	319,114	169,298		1,814,099	

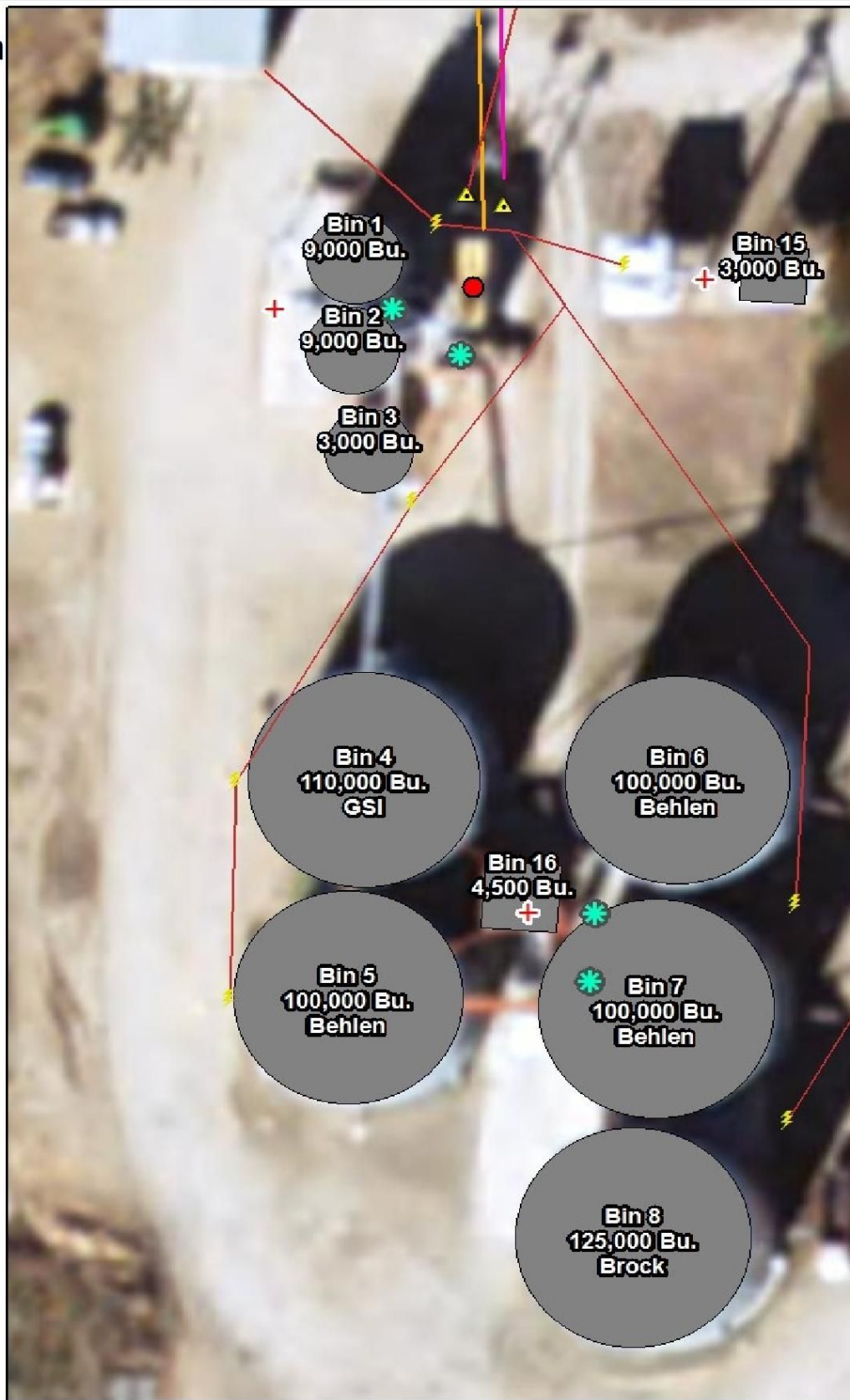
Sanderson Grain Springlake, TX Grain Bins

Legend

- Office
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- ⊗ Cleaner
- OHD Electric
- UGD Electric
- UGD Gas
- Bins



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Bin 9
125,000 Bu.
Brock

Bin 12
125,000 Bu.
Brock

Bin 10
100,000 Bu.
Brock

Bin 13
125,000 Bu.
Brock

Bin 11
100,000 Bu.
Brock

Bin 14
125,000 Bu.
Brock

EQUIPMENT

Sanderson Grain Springlake, TX Equipment			
Qty.	Item	Make	Serial Number
1	10 " Truck Dump Au-ger	Hutchinson / Ma-yarth	93449
1	8' Truck Dump Auger	Hutchinson / Mayrath	
1	Terratrack Load Out Auger	Hutchinson / Mayrath	920943
2	500 Gallon Overhead Fuel Tanks		
4	6,000 Gallon Polly Fertilizer Tanks		
1	10 HP electric fertiliz-er		
3	Goose Neck Hopper Bottom Trailer	Rhoman	
1	1960 Grain Truck	GMC	V4008PN11155E
1	Kicker Grain Tester	Mci	
1	Moisture Tester	Dickey-john	
1	Electronic Scale Moni-tor	Fairbanks	
1	Truck Probe	daHam	
	Office Furnishings		



FURTHER INFORMATION

Sanderson Grain							
Springlake, Texas							
Lamb County Appraisal District							
	Property ID	Acres	Market Value	Land	Improvements	Assessed Value	Taxes
2017	13165*	99.07	\$ 108,060.00		\$ -	\$ 20,680.00	\$ 604.25
	23115	0.1963	\$ 860.00		\$ 1,500.00	\$ 2,360.00	\$ 68.95
	23136	0.7614	\$ 2,260.00		\$ 20,830.00	\$ 23,090.00	\$ 674.66
	23137	1.123	\$ 3,470.00		\$ 67,450.00	\$ 70,920.00	\$ 2,072.21
	23140	0.844	\$ 1,140.00		\$ 50,000.00	\$ 51,140.00	\$ 1,494.27
	Total		101.9947	\$ 115,790.00		\$ 139,780.00	\$ 168,190.00
2018	13165*	99.07	\$ 108,060.00		\$ -	\$ 25,890.00	\$ 789.58
	23115	0.1963	\$ 860.00		\$ 1,500.00	\$ 2,360.00	\$ 71.98
	23136	0.7614	\$ 2,260.00		\$ 20,830.00	\$ 23,090.00	\$ 704.19
	23137	1.123	\$ 3,470.00		\$ 67,450.00	\$ 70,920.00	\$ 2,162.91
	23140	0.844	\$ 1,140.00		\$ 50,000.00	\$ 51,140.00	\$ 1,559.68
	Total		101.9947	\$ 115,790.00		\$ 139,780.00	\$ 173,400.00

*13165 was parent tract to the elevator tract out of the NW/4 of Section 77. The whole acreage and values had to be used in analysis and thus effected total acreage and value amounts.

Utilities are available to property in adequate capacity to serve any legal development and include:

- Electric: Xcel Energy
- Water: City of Springlake
- Sewer: City of Springlake
- Trash: South Plains Waste
- Natural Gas: Atmos Energy
- Telephone: AT&T
- Internet: Reach Broadband
(Free use with lease)

Tower Leases: RB3, LLC dba Reach Broadband, 51461-0370. Pays \$1,200.00 per year + free service



OPERATING COMMERCIAL GRAIN HANDLING FACILITY

10.5 + Acres

\$2,713,770.00

