

# 4.75+/- acres in Monroe County, Alabama

Growers Supply is a grain elevator that includes a grain roaster located in Frisco City, Alabama. This operation has had and can have multiple uses for operation. The facility has 14 7,000 bushel bins (98,000 bushels) that are tandem looped. The facility sits on 4.75+/- acres that has access to a rail head from a railroad that joins the property. The property sits on State Highway 21. In the state of Alabama there are only three grain roasters in the entire state. Growers Supply has one of those. Most of the facility was constructed in 2005 and 2006. This diverse grain operation has the capacity and equipment to have a diversified income stream throughout the year.

When you look at the USDA NASS data for Monroe County, Alabama and all adjoining counties, the average number of acres over the past 4 years of corn planted has been over 12,000 acres, soybeans over 6,000 acres, as well as some small grains. Geographically located to be central to several commodities produced as well as easy access for shipping.

This facility is set up to bag products or send out in bulk. Previous uses have included bagging and selling seed oats, Bahaia Grass seed, and wildlife feed.

The grain roaster brings a whole market of itself for the facility. Roasted grains are a popular item for many wildlife feeds in particular for whitetail deer. The retail and wholesale market could diversify the Growers Supply possibilities for income streams.

The main building is an 60x80 enclosed building that houses most of the bagging, seed cleaning, and most of the electrical controls for the facility. The second building is 20x40 that contains the grain roaster and grain dryer. Natural Gas is on site to operate the grain roaster and dryer. There is a drive over grain discharge area for semis to unload on as well as an overhead unloader to quickly load semis.

Growers Supply is a great opportunity for a new owner to expand an existing business or start a whole new business. The groundwork is built for someone to come in and go right to work. The next few years are lining up to be very strong commodity markets. This is a great time to move forward and expand your horizons.



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The seller has a separate business for wildlife feed through vending machines. This is an established business with room for expansion. The seller will entertain selling this business as a separate transaction if a buyer is interested.

**Commercial · \$1,595,000**

**View online at <http://selg.biz/2103>**

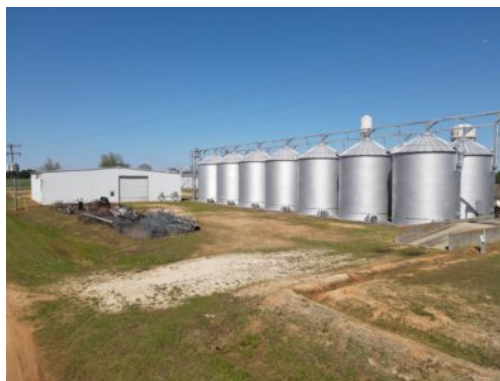


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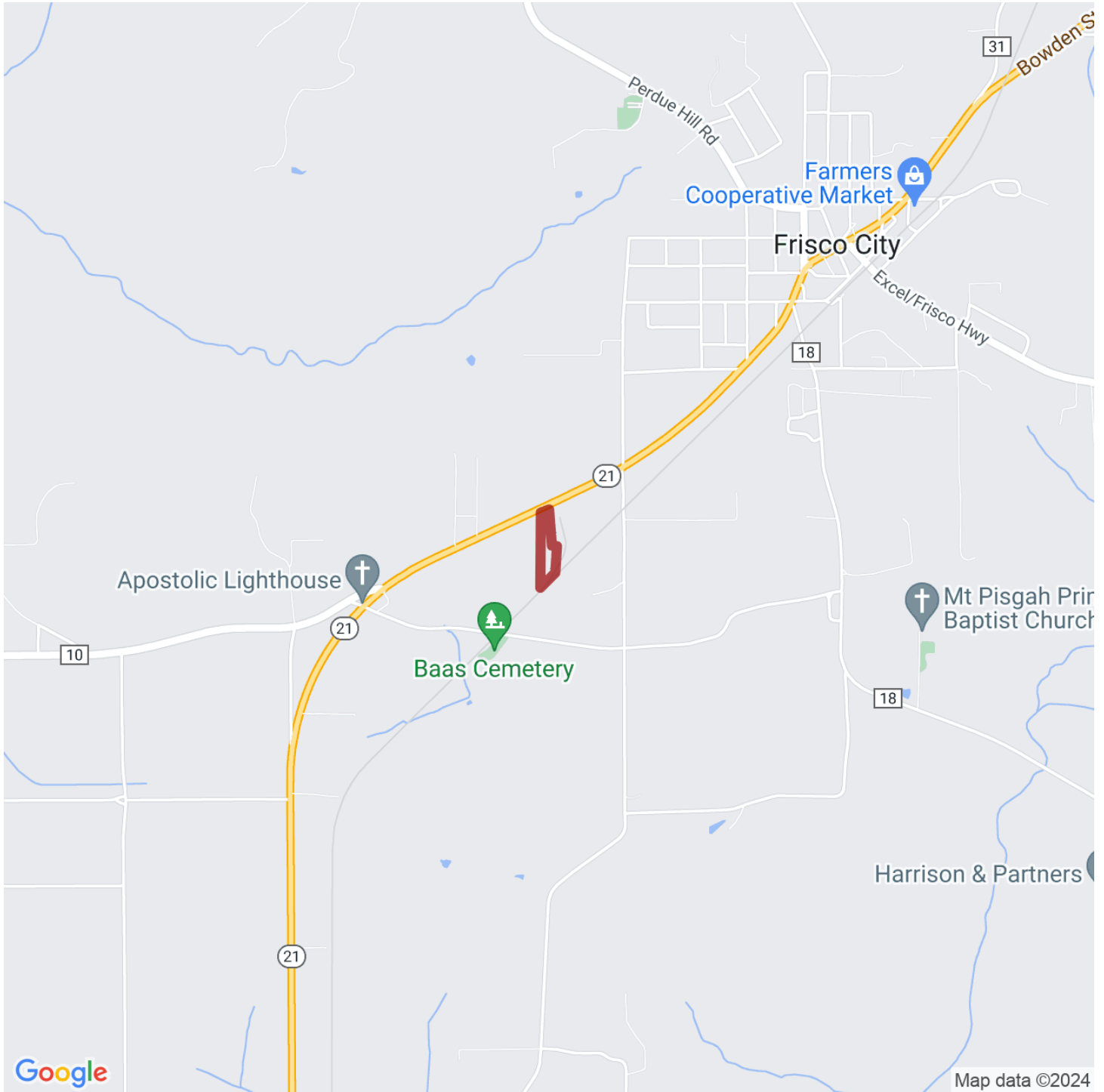




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