
SKYLINE FARMS

Parcel 1

Parcel 1 offers a firm yard site that is not only capable of providing an optimal location to run a business or the farm, but it also provides an ideal location for the family home. 220 Road forms the northern boundary and 209 Road can be found along the western border. Ideally located just one mile east of the pavement on Rolla Road, the access to Parcel 1 is close to blacktop for hauling grain or catching the school bus.

Parcel 1 includes a complete grain handling system with over 80,000 bushels of storage, a well-planned system with large flat-bottom bins on concrete, hopper bins, a fertilizer bin, and five- aeration fans. There is also a Vertec VT 8600 automatic grain dryer that is set up with professionally installed electrical controls in the control buildings, as-new Westfields augers mounted to the wet and dry bins, and a roof over the dryer for ease of use - even during the wettest of harvests.

The backup generator within a steel building provides peace of mind; in case of a power outage there will still be power to the home. There is also a 40' x 80' tarp-building that is in great shape, a hip roof barn, open face sheds, a complete fuel system with a pump and meter, steel pipe fencing along the driveway and corral area, and a stock waterer. Natural gas is in place, as is a large dugout for water, along with recent improvements to the lagoon. There is a 40' sea-can included with **Parcel 1**. The two-story farmhouse includes three-bedrooms and is surrounded by a mature shelter belt, a relaxing deck, and an established garden area. The home is heated with forced air as well as wood and includes solid, wood finishings throughout. All appliances and window coverings are included.

Parcel 1 includes the following:

- **(1) 40ft sea-can**
- **(8) 5,000-bushel grain bins on concrete, including:**
 - Aeration
 - Ladders
 - Openers
 - (5) Keho Super-Dyne 5hp, single-phase aeration fans
- **(6) 3,850-bushel grain bins on concrete, including:**
 - Centre spouts
 - Ladders
- **(2) Wheatland Grain Max 2,000 Hopper grain bin on rig mats, including:**
 - Double skid
 - 6-leg hopper
 - Ladder
 - Opener
 - Site glass
- **Wheatland 1620E epoxy-lined hopper grain bin on rig mat, including:**
 - Double skid
 - Ladder
 - Opener
 - Manhole
 - Poke hole

- **GM 4000 hopper grain bin on pilings (used as the dry-bin for the grain drying system), including:**
 - 8-leg hopper
 - Manhole
 - Ladder
 - With a Westfield 10-inch grain auger mounted from dryer to bin
- **(2) Echo 14ft x 3 ring, 2,400-bushel hopper grain bins, including:**
 - 8-leg hoppers
 - Ladder
 - Mounted grain auger to dryer
 - NOTE: one bin is currently being used as the wet bin for the grain drying system
- **Vertec VT 8,600 Automatic Grain Dryer, including:**
 - Natural gas
 - Complete 100-am system in the control building
 - Roof over dryer
- **(1) 14ft x 5 rings 1,500-bushel hopper grain bin, including:**
 - Double skid
- **(2) Echo 14ft x 3 ring 2400-bushel hopper grain bins**

Please note that (1) 40ft sea-can, the greenhouse, (3) freestanding pipe racks, and the culverts are not included in the sale and will be removed prior to the Closing Date.