

Tract Descriptions:

Tract A (owned): Block One of the McCoy Grain Company Addition to the city of Sublette, Haskell County, Kansas). (Includes Property 2,3 &6)

Improvements:

- **Headhouse & Annexes 3 & 4:** (20) 20' diameter by 120' tall slip-form bins built by Chalmers and Borton in the 1940's. 20' sloped hoppers near grade and driveway offset from the center. There is a receiving alley under bins 10-16. The dump in the alley is served by a 8,000 BPH drag grain leg. A belt conveyor at the top fills the bins. A reclaim belt conveyer under the bins unloads back to the leg. The head house has a man-lift and Cyclone dust collector system. Bins have aeration and temperature monitors. There is an older Shanzer continuous flow grain dryer at the southwest corner of the head house. **Headhouse Capacity:** 258,194 Bushels.
- **Concrete Annex 3:** (4) bins & (1) inter bin. Located on the northeast corner of the main head house and served from the main head house by overhead conveyor. 20' x 120' slip-form concrete bins with aeration and temperature monitors built in 1956. **Capacity:** 128,308 Bushels.
- **Concrete Annex 4:** (10) bins & (4) inter binds. 20' x 120' slip-form bins including four interstice bins. The annex was built in 1949 and is served by main head house. There is also an overhead drag from bin 105 to the small house to the west. **Capacity:** 333,070 Bushels.

Tract B (Lease 156384): Lease with Cimarron Valley Railroad for a 1.47 acre tract lying in the Northwest Quarter (NW/4) of Section 32-39-32, Haskell County, Kansas (Call for lease & drawing). (Includes Property 4)

Improvements:

- **Flat storage building:** approximately 282' x 70' x 20' steel frame with concrete floors and split into five different storage compartments and rated at a capacity of 500,000 bushels. Fill auger is served by the small head house leg. The flat storage has aeration & temperature monitors.
- **Small head house:** small concrete slip-form head house built in the 1930's. 22' x 120' diameter bins and an interstice bin. 12' x 60' steel receiving alley on the north side with a 6,000 BPH drag and leg. Transfer auger connects bin 1a to bind 105 of Annex 4. There is aeration and temperature monitors. A rail unloading dump at the spur also feeds the leg. In 1997, a new Super Bee 2000 natural gas continuous flow dryer was installed at the southwest corner of the head house. Two 2,000 BPH legs (wet and dry) serve the dryer. **Capacity:** 82,505.
- **Scale house:** Includes reception/testing area, 2 offices, two 1/2 baths, vault, basement w/ storage & board room and shop.

Tract C (Lease 149822): Lease with Cimarron Valley Railroad for an approximate .28 acre tract lying in the Northwest Quarter (NW/4) of Section 32-39-32, Haskell County, Kansas (Call for lease & drawing). (Includes Properties 2, 3 & 6)

Improvements:

- **West Annex:** (10) bins & (6) inter binds. 20' x 120' slip-form concrete bins and six interstice bins. These bins have aeration and temperature monitors. An underground conveyor unloads the bins back to the small head house. **Capacity:** 346,272 bushels.

Tract D (Bunker- private lease): An approximate 7 acre tract lying in the Northwest Quarter (NW/4) of Section 32-39-32, Haskell County, Kansas (Call for lease & drawing).

Improvements:

- **Bunker on lease land:** 2016 GSI Bunker with Kansas Department of Ag capacity measured at 613,472 bushels. Includes aeration with dedicated electric line and backup form trailer generator.

Taxes: \$24,671.25

Lease info: Three leases; two from railroad and one from property owner to the north for bunker. Call for full details.

Rail Car Loading Equipment: Newer Scale Fabricators, Inc. scale and grain spout. Equipment is operational, but spout needs modification for optimal performance.- Call.

Note: Additional information and documents on line at www.faulknerrealestate.com including 2009 structural survey, proposed contract, site documents, etc. Existing leases for Tracts B & C cannot be transferred solely by Seller. Seller will assist Buyer in obtaining new tenant status with Lessor. Call for details.

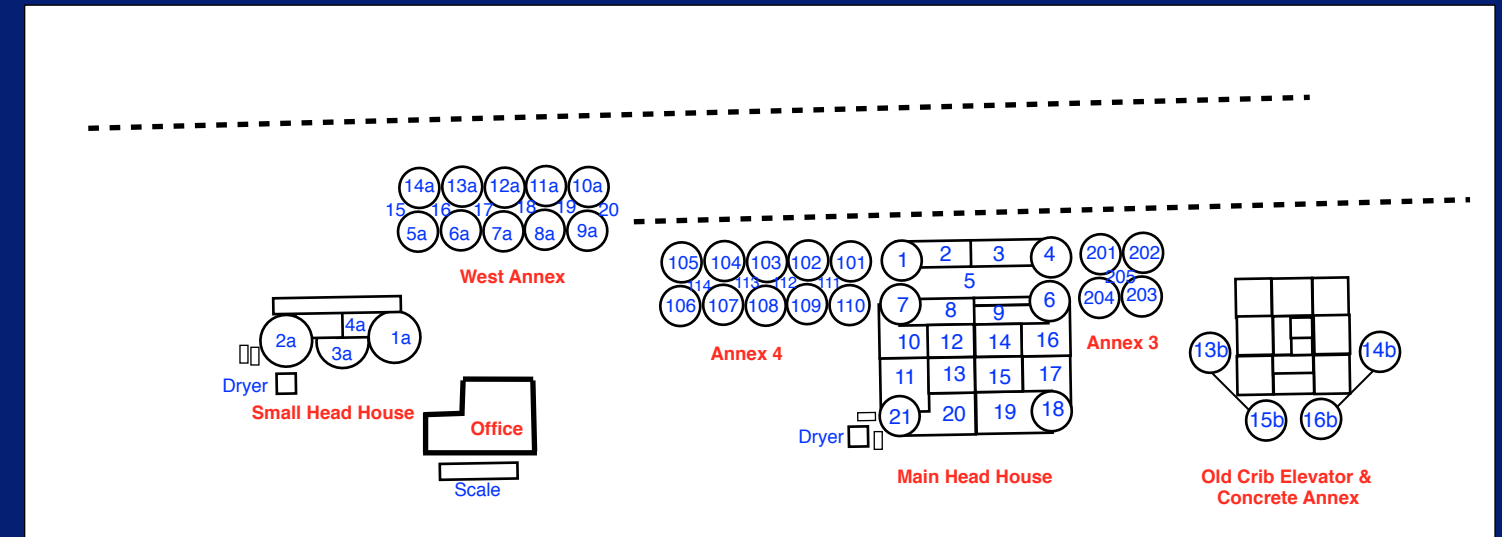
Shop attached to scale house



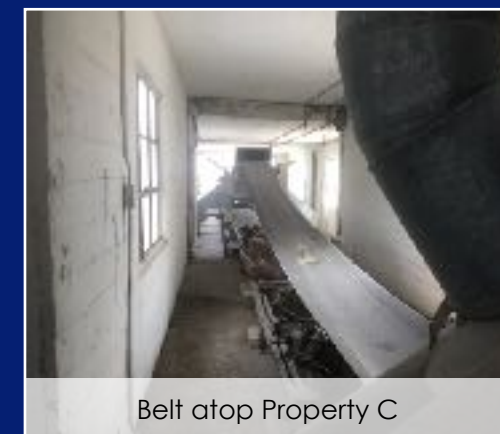
Scale house with reception, 2 offices, two 1/2 baths, vault, basement w/ storage & board room and shop



| Age | Included Rolling Stock |
|----------|-----------------------------|
| 5/1/78 | PORTABLE GRAIN SCALPER |
| 3/28/89 | ROLLER MILL |
| 7/2/96 | MCI KICKER GRAIN TESTER |
| 9/1/16 | GRAIN BUNKER |
| 2/8/17 | STORAGE CONTAINER |
| 2/28/89 | TRAILER |
| 7/9/92 | 2-1070 CASE TRACTOR |
| 7/28/10 | KINZE GRAIN CART |
| 10/27/18 | AUGER 81'X10" |
| 10/6/16 | 2007 CAT SKID STEER |
| 9/1/17 | LEMAR BELT CONVEYOR |
| 9/11/17 | 150 KW GENERATOR W/ TRAILER |
| 1/26/18 | VICAM TESTER |
| 2/15/18 | DICKEY-JOHN MOISTURE TESTER |
| 4/11/18 | BRUINS PROTEIN TESTER |
| 6/5/18 | 1996 JD 8200 TRACTOR |
| 5/22/09 | 1976 FORD GRAIN TRUCK |
| 4/5/17 | 1970 FORD GRAIN TRUCK |
| 2/17/16 | 2015 CHEVY SILVERADO |



2010 Kinze Grain Cart



Belt atop Property C



Distributor