

## Flemington Feed Stockyard - Property Improvement Value

<b>Asking Price</b>	<b>\$2,900,000</b>
Less Property Improvement Value (see detail below)	(2,146,272)
Less Equipment Value Included (see detail below)	<u>(99,000)</u>
Land Price	\$654,728

Taking into account the improvement value subtracted from Total Asking Price of \$2,900,000, it would make land asking price approximately **\$4,677 per acre** – a great acquisition value!

### Improvement Detail:

• House Shell (1,176 sq ft @ \$100 per sq. ft.)	\$ 117,600
• Commodity Barn Steel Structure (8,000 sq ft @ \$25 per sq ft)	\$ 200,000
• Commodity Barn Concrete Floor (8,000 sq ft x \$14 per sq ft - 8" thick)	\$ 112,000
• Commodity Barn Foundation Walls (2,080 sq ft \$28 sq ft – 14" thick)	\$ 58,240
• Commodity Barn Dividers (Eco Blocks – 72 Blocks @ \$110 each)	\$ 7,920
• Syrup System – Two 3,000 Gallon Tanks w/ Electric Pump)	\$ 8,000
• Road – Feed Alley (36" layered Rock Base w/ fabric)	\$ 225,000
• Feed Pads (15' down road on both sides)	\$ 175,000
• Parking Lot & Silage Pad	\$ 50,000
• Working Barn & Office Steel Structure (4,000 sq ft @ \$30 per sq ft)	\$ 120,000
• Concrete for Working Barn (4,000 sq ft @ \$10 per sq ft 5" thick)	\$ 40,000
• Scale	\$ 45,000
• Pipe Fence (Approx 7,500 ft @ \$40 per linear ft)	\$ 300,000
• Working Pen Corral Pipe (Approx 1,550 @ \$40 per linear ft)	\$ 62,000
• Barb Wire Fence – 5 Strand (9,130 ft @ \$3.55 per linear ft)	\$ 32,412
• Pipe Gates (86 @ \$300 each)	\$ 25,800
• Tube & Chute inside Working Barn	\$ 50,000
• Concrete Feed Bunks (Approx 3,016 feet – 377 @ \$200 each)	\$ 75,400
• Waterers (14 @ \$850.00 each)	\$ 11,900
• Cattle Shade Shelters (5@ \$70,000 each)	\$ 350,000
• Storm Shelter	\$ 12,500
• Wells (3 @ \$20,000 each)	\$ 60,000
• Propane Generator	\$ 5,000
• <u>Propane Tank (500 Gallon)</u>	<u>\$ 2,500</u>
<b>Estimated Property Improvement Value</b>	<b>2,146,272</b>

### Equipment Included:

Roto Mix Truck (2003 International 7400 DT-466 w/ new motor)	\$75,000
• Includes: Kuhn Knight RC-250 Helix Mixer Kuhn Knight Avery Weigh-Tronix Scale	
<u>Squeeze Chute (Silencer Electric Power)</u>	<u>\$24,000</u>
<b>Estimated Equipment Value</b>	<b>\$99,000</b>