



HAMMOND

R E A L T Y

\$330,000

Harris Grain Elevator



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LOCATION, LOCATION, LOCATION – why build a bin yard in a field off gravel road when you can buy significant bushels of storage (which can be increased) located on pavement which is serviced with 3 phase power, natural gas plus a scale house (office). In addition, there is a functioning seed cleaner which has been rebuilt recently . This is an opportunity to buy a functioning elevator on CN lease located beside the rail line and adjacent to Hwy #7 at Harris. The owner feels the storage capacity is in the **150,000 bushel range**. The elevator has a rated storage capacity of approximately 48,000 bushels plus an annex which has bins hopped in total on the inside rows and outside bins rows are semi-hoppered. The annex rated capacity is 88,000 bushels. Total rated storage is approximately **136,000 bushels**. There are existing concrete pads on the east side that would facilitate new steel storage being added to the system.

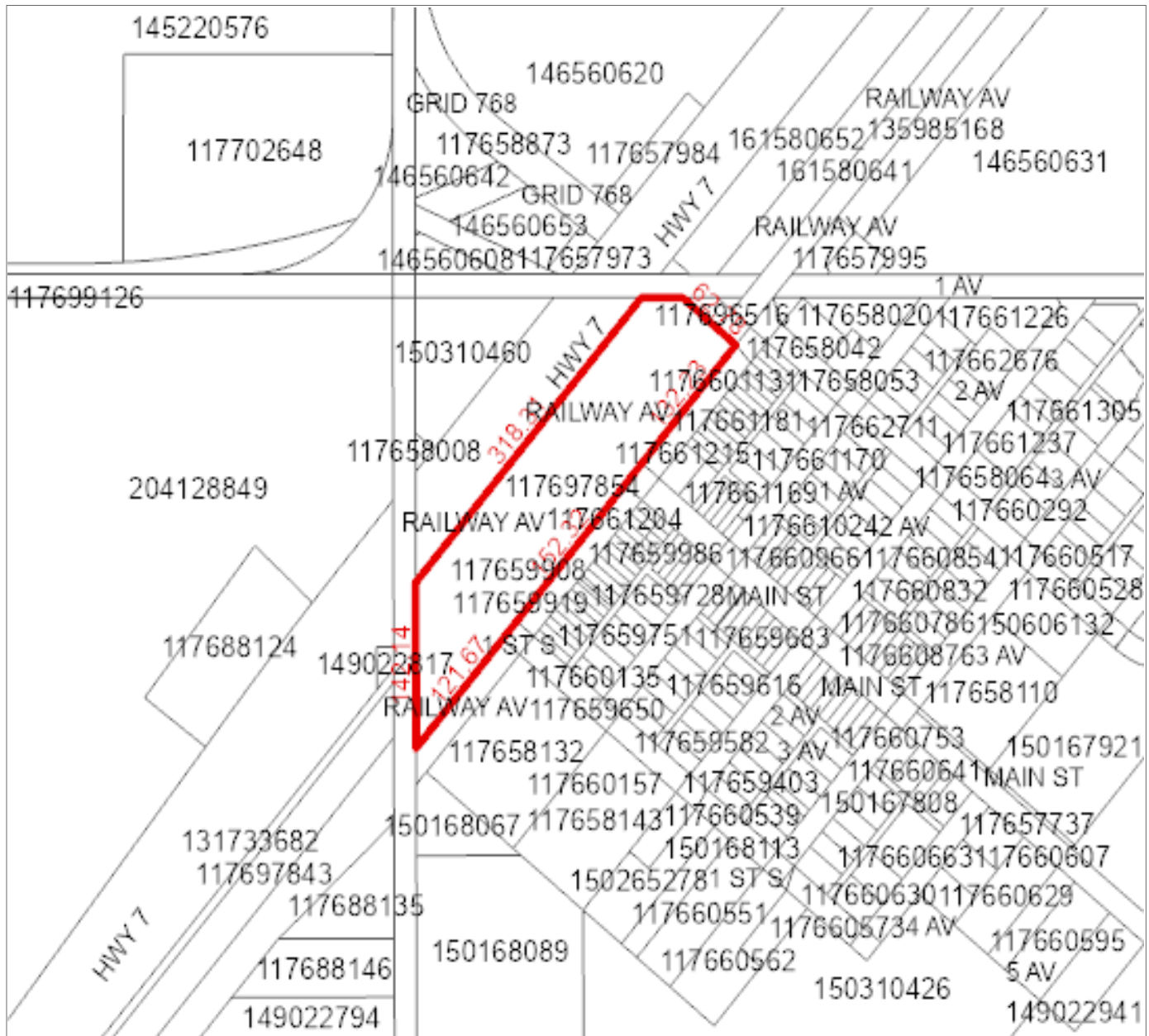
The elevator has an office with ¾ bath. The lease has its own well and septic tank. The office is heated with a natural gas furnace. The furnace needs to be replaced. The hot water heater is natural gas, also.

Elevator has 34 ft. digital scale- 40 tonne capacity plus back hopper with beam scale. In addition, there is indent grain cleaner that was recently rebuilt. The leg has capacity of approximately 3600 bushel per hour with newer belt with plastic cups. The elevator has overhead doors on both ends of the drive entrances. The car puller is still in place. The elevator has been completely re-tinned very recently.

The lease is subject to CN approval plus assumption fee of \$500.00 plus a letter of credit for \$125,000.00 and \$1 million in liability coverage. Utilities with current usage run approximately \$200.00 per month. The current lease is \$1,650.00 per year plus gst. Terms were 5 year intervals. The current lease term ended on Aug. 31st, 2021, but is being renewed annually.

Surface Parcel Number: 117697854

REQUEST DATE: Fri Aug 1 16:03:20 GMT-06:00 2025



Owner Name(s) : CANADIAN NATIONAL RAILWAY COMPANY / COMPAGNIE DES CHEMINS DE FER NATIONAUX DU C

Municipality : VILLAGE OF HARRIS

Area : 3.592 hectares (8.88 acres)

Title Number(s) : 109205074

Converted Title Number : 92S00574

Parcel Class : Railway

Ownership Share : 1:1

Land Description : NW 12-32-12-3 Plan E4207 Ext 2

Source Quarter Section : NW-12-32-12-3

Commodity/Unit : Not Applicable





