

# COMMODITY STORAGE, WAREHOUSE, & PROCESSING FACILITY

COLBY, KANSAS

- 765,000± bu commodity storage
- 43,775± sq ft warehouse with loading docks, office, shop, & scale house
- 4-story processing building

10.2±  
TOTAL ACRES

THOMAS COUNTY, KS



*Address: 1320 East College Dr, Colby, KS—North of I-70 Exit #54*

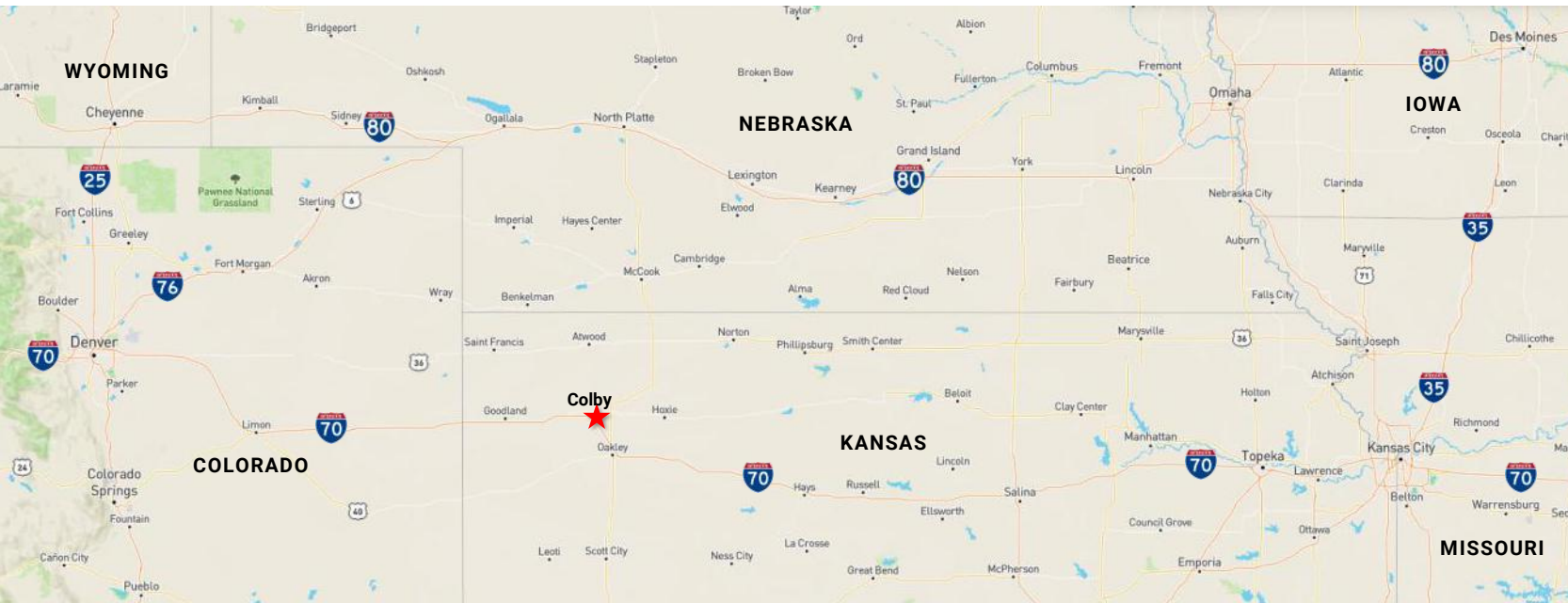
**For More Information:**

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reckagri.com



**Office**  
970.522.7770  
**Toll Free**  
800.748.2589

# Location Map + Overview



Built in 1989 as the Red River Confection Sunflower Processing Plant, this 10.2± acre facility on Interstate 70 in northwest Kansas offers three opportunities.

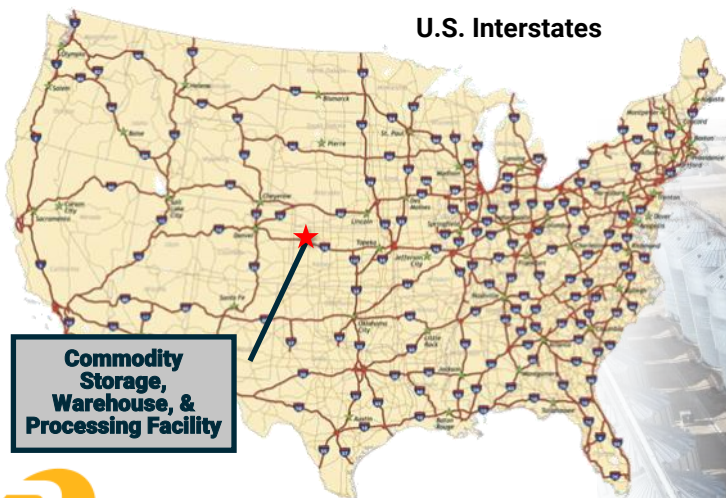
**(1)** Step-in turnkey and continue cleaning, sorting, packaging, and warehousing confection sunflowers — equipment, layout, and operating history in place.

**(2)** Repurpose the processing building for specialty grains and oilseeds (millet, flax, milo, safflower, buckwheat, quinoa, hemp), pulses (lentils, chickpeas, dry peas, edible beans), pedigreed and cover crop seed, or premium birdseed and pet food. Equipment was purpose-built for confection sunflower and would need modification for other crops, but segregated bins and a single-product bagging line make the facility a strong fit for organic, non-GMO, kosher, or identity-preserved operations.

**(3)** Use the real estate as standalone commodity storage, warehouse, and distribution — ideal for grain merchandising, ag input distribution, custom feed, or 3PL on the I-70 corridor.

**REAL ESTATE:** 765,000± bu commodity storage in 8 bins with overhead conveying and under-bin unloading; 20,915± sq ft warehouse with 2 loading docks; 8,095± sq ft office, shop, and enclosed truck scale/unloading pit; and a 14,765± sq ft, 4-story processing building.

**PROCESSING EQUIPMENT & ROLLING STOCK (sold separately):** air-screen cleaners, spiral separators, gravity tables, destoners, PLC color sorters, bag sewing line, metal detector, Pasco robotic palletizer, Arpac stretch wrapper, and forklifts. *Detailed list on request.*



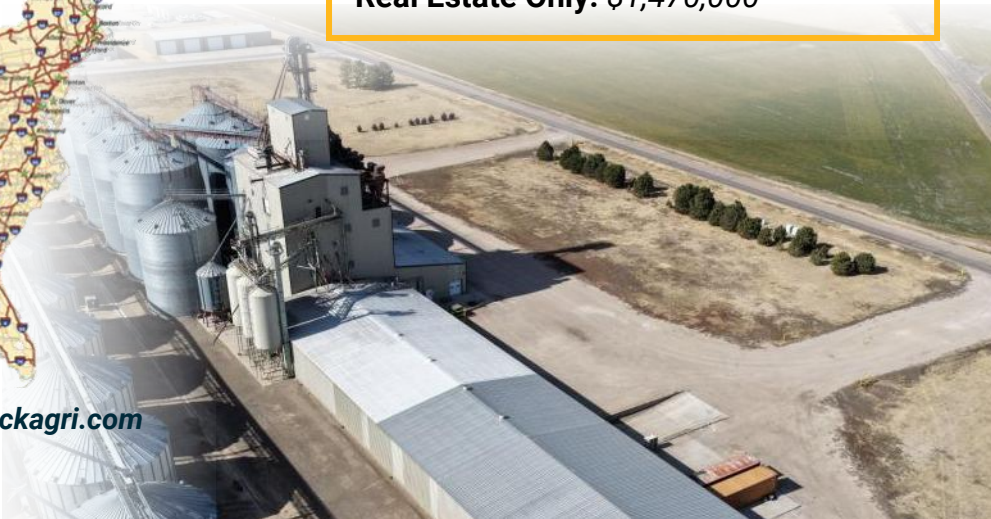
## TWO WAYS TO PURCHASE

**Turnkey — Real Estate + Processing Equipment & Rolling Stock: \$1,725,000**

**Real Estate Only: \$1,470,000**



Learn more about the property at [reckagri.com](http://reckagri.com)



# Real Estate & Improvements

## REAL ESTATE & IMPROVEMENTS

**43,775 sq. ft | 10.2± acres**

Warehouse-Commodity Storage-Office-Shop-Processing Building

- 765,000± bu commodity storage w/ 8 bins
- 20,915± sq ft warehouse storage w/ 2 unloading docks
- 8,095± sq ft office, shop & enclosed truck scale/unloading pit
- 14,765± sq ft 4-story processing building (cleaning & processing)

**Address:** 1320 East College Drive, Colby, KS  
Thomas County

1.3± mi north of I-70 / Colby Exit #54

Within Colby city limits

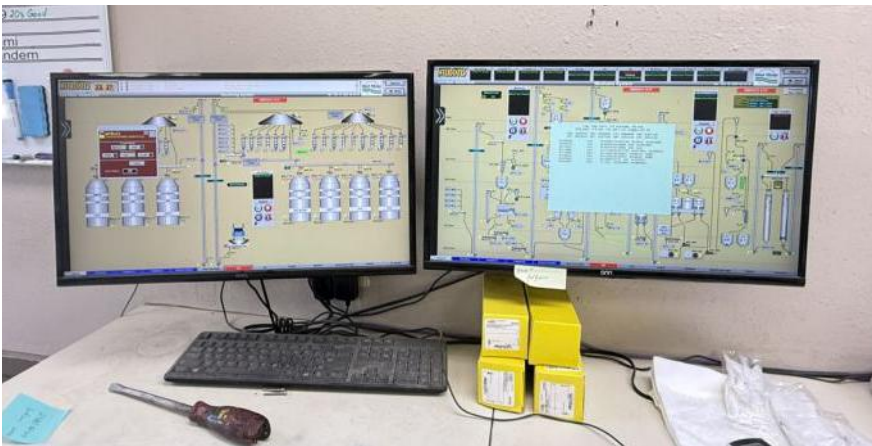
Built 1989

**R/E Taxes:** \$43,930.94 (2025)

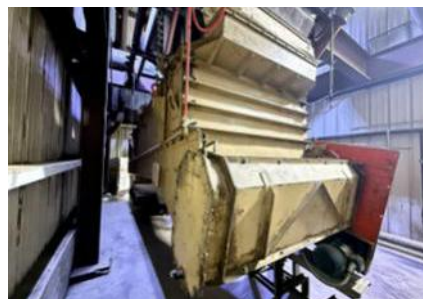
**Legal:** Sunflower Addition, Block 2, Lot 1,  
Acres 10.2±, Sec 8 T8S R33W



# Warehouse + Office / Scale / Shop



# Processing Equipment & Rolling Stock

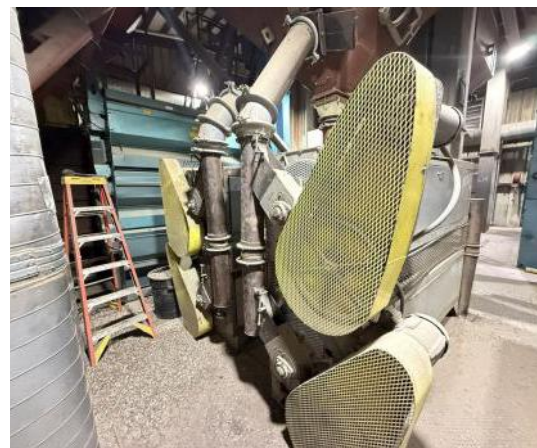


## PROCESSING EQUIPMENT & ROLLING STOCK

- Air-screen cleaners
- Spiral separators
- Gravity tables
- Destoners
- Color sorters
- PLC system
- Bag sewing line
- Metal detector
- Pasco robotic bag palletizer
- Arpac pallet stretch wrapper
- Several forklifts

The existing line was purpose-built and optimized for confection sunflower. A buyer continuing in confection sunflower can step in turnkey; a buyer with a different crop in mind would need to evaluate, modify, or replace components to suit their specific application – but the building, infrastructure, utilities, and layout were designed around a multi-stage cleaning and conditioning flow that adapts well to other grains, oilseeds, pulses, and specialty seeds.

**Sale Terms:** If the real estate sells first without the equipment, the processing equipment and rolling stock will be made available separately. In that case, the seller reserves the right to retain selected equipment and to determine the timing and method of any subsequent equipment sale. Equipment list and condition is subject to buyer verification and inspection.



# Additional Photos



# Property Details

Strategically located on Interstate 70 in northwest Kansas at 1320 East College Drive, just 1.3 miles north of Colby Exit #54, this 10.2± acre facility offers a versatile combination of bulk commodity storage, climate-controlled warehouse space with dock access, office and shop space, and a four-story processing building — all on a single integrated site totaling 43,775± sq ft under roof. Built in 1989 as the Red River Confection Sunflower Processing Plant, the property has operated continuously as a food-grade confection sunflower cleaning, sorting, packaging, and warehousing operation. With its location in the heart of the High Plains specialty crop belt, the facility presents strong opportunity for continued sunflower processing, repurposing for other grains, oilseeds, pulses, organic, and identity-preserved crops, or use as a standalone commodity storage and warehouse

distribution hub. It is offered with full flexibility: as real estate only, or as a complete turnkey package with the existing processing equipment and rolling stock.

## LOCATION ADVANTAGES

Direct access to I-70 between Denver and Kansas City, in an established agricultural service hub with skilled labor, supporting trades, and producer relationships developed over more than three decades of continuous operation. Drawing area includes northwest Kansas, eastern Colorado, southwest Nebraska, and the Oklahoma and Texas panhandles.

Serious inquiries welcome from operators, processors, cooperatives, grain merchandisers, distributors, organic and IP grain handlers, seed companies, and birdseed/pet food packagers.

## THREE DISTINCT OPPORTUNITIES FOR THE NEXT OWNER

- 1. Turnkey Confection Sunflower Operation.** Step in and continue cleaning, sorting, packaging, and warehousing confection sunflowers — the equipment, layout, and operating history are all in place.
- 2. Repurposed Specialty Crop, Organic, or Identity-Preserved Processing.** With repurposing or selective equipment upgrades, the facility is well-suited to a wide range of specialty applications, including:
  - **Specialty grains and oilseeds:** proso millet (white, red, golden), flax (brown and golden), food-grade sorghum/milo, safflower, mustard, buckwheat, quinoa, hemp seed, chia, amaranth, teff, camelina, and popcorn
  - **Pulse crops:** lentils, chickpeas/garbanzos, dry edible peas, and beans (pinto, black, navy, great northern) — color sorting in place
  - **Organic, non-GMO, kosher, halal, or other identity-preserved processing:** segregated bin space, dedicated processing flow, and a single-product bagging line make IP segregation and organic certification more achievable than in a mixed-use commodity facility
  - **Seed industry use:** pedigreed and certified seed conditioning, cover crop seed (radish, turnip, brassicas, vetch, clover, sorghum-sudan blends), native and forage grass seed (bluestem, switchgrass, brome, alfalfa)
  - **Premium birdseed and pet food ingredients:** confection sunflower, white proso, safflower, and flax are core ingredients in this growing market

Colby sits squarely in the High Plains proso millet, sunflower, food-grade milo, dryland pulse, and specialty crop belt, with strong producer supply within the local trade area and growing demand for organic and identity-preserved capacity in the region.

- 3. Commodity Storage & Warehouse Distribution — No Processing Required.** The real estate stands on its own without any processing activity. The 765,000± bushel storage, 20,915± sq ft dock-served warehouse, and 8,095± sq ft office/shop/scale combination is well-suited for use as:

- A standalone commercial grain storage and merchandising facility
- A regional warehouse and distribution hub on the I-70 corridor between Denver and Kansas City
- Ag input, seed, or feed distribution
- Custom feed manufacturing or blending
- Premium birdseed or pet food bagging and distribution
- Third-party logistics (3PL) and bonded storage

## PRICING & SALE STRUCTURE

**Turnkey — Real Estate + Processing Equipment & Rolling Stock: \$1,725,000**

**Real Estate Only: \$1,470,000**



## The proof is in the numbers.

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

**976,685**

total acres sold

**19,772**

auction attendees

**456**

successful auctions

### What's inside:

#### COMMODITY STORAGE, WAREHOUSE, & PROCESSING FACILITY

Colby, KS | 10.2± total acres  
765K± bu storage / 43,775± sq ft  
warehouse, processing, & office  
along I-70



## COMMODITY STORAGE, WAREHOUSE, & PROCESSING FACILITY

10.2± Total Acres | Colby - Thomas County, KS



765,000± bu storage and 43,775± sq ft of warehouse, processing, and office buildings on 10.2± acres in Colby, KS on I-70 — turnkey sunflower operation, repurpose for specialty crops, or standalone storage and distribution.



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PHONE CAMERA

View more details, photos,  
an interactive map & more!

