

HERITAGE SEED & GRAIN, LLC

KIT CARSON COUNTY, COLORADO

NEW LISTING



6.01±
TOTAL ACRES

KIT CARSON COUNTY, CO



Established, turnkey grain & seed operation in Flagler, CO, along I-70.

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HERITAGE SEED & GRAIN, LLC

HSG is an established and fully integrated seed cleaning business with 458,000± bushel of storage located in Flagler, CO. This modern cleaning and handling facility – built in 2021 and brought online in 2022 – cleans, handles, and processes primarily wheat and Proso millet via a system of unloading/loading augers, legs, and conveyors, air screen cleaner, gravity tables, length graders, cyclones, dust system, bagger & seed treater. All of this is accomplished while operating efficiently with minimum labor and maintenance and the flexibility to process and switch between commodities, preventing cross-contamination with 20+ bins to segregate product. Processed product is then shipped via bulk, bags, tote and/or container. Centrally located within the High Plains of Colorado, HSG draws from a 100-mile radius established producer customer base, which they custom clean for, purchase from, and sell seed wheat and Proso millet to. In addition, they have contracts to grow, clean and sell foundation, registered, and certified wheat seed. The facility's strategic location gives flexibility to adjust and customize to the market needs of the geographic area. HSG is situated within ¾ mile of I-70 and within 100± miles of Denver's Intermodal facilities, providing access to regional, national, and international markets for processed Proso millet for birdseed, pet food, and more.

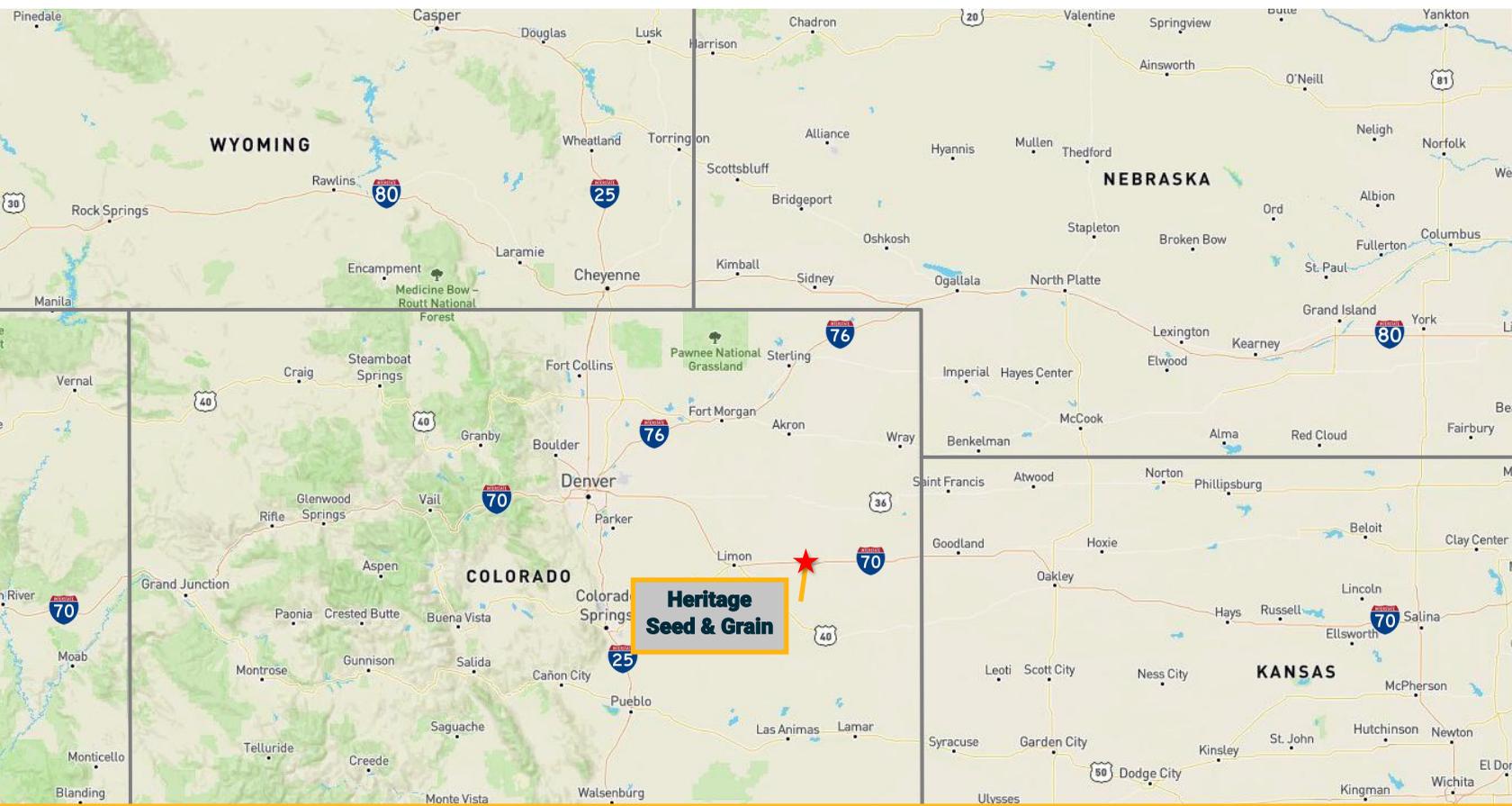
Total Acres: 6.01± | Kit Carson County, Colorado

- ◆ Located ¾ mile north of the I-70/Flagler Exit 395
- ◆ **Address:** 506 East 8th Street, Flagler, Colorado
- ◆ 458,000± bushels grain storage – 20 bins – pit floors – aeration
 - ◆ Misc. overhead bins used for both cleaning & seed storage
 - ◆ Unloading/loading via drive over pits, augers & conveyors
- ◆ 50' x 100' Behlen Quonset w/cleaning facilities/warehouse area
 - ◆ Cimbria air screen cleaner – (2) Oliver gravity tables
 - ◆ Chantland clean grain conveyors
 - ◆ LMC destoner – (2) 92 Cimbria length graders
 - ◆ Holding-surge bin – TE-100 bagging scale
 - ◆ Fischbein bag feeder & Fischbein 100 sewing head
 - ◆ Pneumatic stacking table -Wolftee stretch wrapper
- ◆ Cleaned seed stored/shipped via warehouse/bins, bags, tote, &/or container
 - ◆ Concrete loading dock, ramp and 2 overhead doors
- ◆ Tailings moved via conveyors/legs to bin or bulk container/truck
 - ◆ Dust control system w/ 40 CFM fan
- ◆ LPX2000 wheat seed treater – 500-bushel Meridan bin + Scale & printer
- ◆ 24' x 30' Morton office building – 10' x 70' – 120,000# scales
 - ◆ Reception area, office, grain sample room & bathroom
 - ◆ Personal property included
 - ◆ **TAXES:** \$19,331.48
 - ◆ **UTILITIES:** Water & sewer – Town of Flagler; Electricity - K.C. Electric Association

Learn more about the area at [reckagri.com](https://www.reckagri.com)



Location Map + Overview



Heritage Seed & Grain, LLC (HSG) is a turnkey operation with modern facilities, established customer base, 458,000± bushel storage, multiple seed dealerships, personal property and opportunities to expand, grow, and diversify into additional commodities and markets.

U.S. Interstates



Area Map + West Receiving Facility Description



WEST RECEIVING

GRAIN & SEED STORAGE & HANDLING FOR CLEANING FACILITY

Facilities Include: (2) 500-bushel drive-over pits; (2) 90'± grain legs that move seed to either 1 of 4 – 25,000 bushel bins or seed cleaner or 3,500 bushel Behlen overhead bin for bulk loadout or 450 bushel bagging bin or back to 1 of 4 – 25,000 bushels grain bins. The legs are on VFD (variable frequency drives) to control flow rate. Grain & seed can also be conveyed from storage (1 of 4 – 25,000-bushel bins) into the cleaning line. Each of the (4) 25,000-bushel Eaton grain bins equipped with pit floors, 8" unloading augers, 2 - aeration tube ventilation.

CLEANING FACILITIES: 50' x 100' Behlen Quonset houses the cleaning facilities and warehousing. Concrete loading dock with adjustable ramp and 10' x 10' electric overhead door - adjacent 14' x 12' wide electric overhead door.

Grain & seed cleaning line begins with Cimbría model 107 air screen cleaner – (600 to 800 bushels/hour - wheat & millet). Cleaned grain from the air screen cleaner is transferred via leg to either (2) (2021) Oliver model 241 gravity tables or to Chantland clean grain conveyor. The clean grain from the gravity tables flows onto the inside Chantland clean grain conveyor. The high side of the gravity tables fall onto a LMC destoner for further separation of heavy impurities (rocks, etc.).

Once the clean grain is on the inside Chantland clean grain conveyor it is conveyed via leg to either a 450 bushel bagging bin or a set of 2 – 92 Cimbría model HSR 12020 length graders or to an outside/overhead Chantland conveyor going back to the outside clean leg directing cleaned grain to storage bins or 3,500 bushel overhead loadout bin. If the clean grain goes to the Cimbría length graders, the clean grain drops into leg to either the 450 bushel bagging bin or to outside bulk containers (truck, etc.). From the length graders, clean grain cannot be directed back to the storage bins.

BAGGING LINE: 450-bushel cone-bottom holding-surge bin with a Magnum TE-100 electric bagging scale - bags drop onto a Chantland bag conveyor - moves bags into Fischbein 400 bag feeder - sewed with Fischbein 100 sewing head - bags drop onto incline conveyor to be placed on pallet setting on pneumatic stacking table. Once pallet is stacked - it is moved via forklift to a Wolftee automatic stretch wrapper. The pallet of bagged seed is then ready for shipping and/or warehouse storage.



Bagging Line

Cleaning Facility

West Receiving (cont'd) / Office & Personal Property

TAILINGS: Discarded grain or seed from air screen cleaner, gravity tables or length graders becomes tailings drops onto a Chantland conveyor moving the tailings to another Chantland conveyor; then setting under a Behlen cone bottom bin and dust cyclone feeding a 40'± leg elevating tailings going into either a 3,500-bushel Behlen cone bottom bin or spouted to a bulk container (truck, etc.). The same conveyor and leg are used to deposit tailings in a bulk container (truck, etc.).

DUST CONTROL: Dust control system inside the Quonset pulls dust from the cleaning equipment via a 40 CFM fan setting on top of the cyclone.



Dust control system



Tailings



West Receiving

OFFICE & SCALES

24' x 30' Morton office building; 10' x 70' – 120,000# scales; cat-walk system to collect grain samples. Reception area, office, grain sample room and bathroom.



Office/Scales

PERSONAL PROPERTY

- 13" 91' Westfield auger
- 13" 110' Westfield auger
- 10" 51' Westfield electric auger
- WCX 1575 Westfield Belt conveyor
- Model UB 12 KSI conveyor
- 4430 John Deere tractor
- Case skid loader
- 2017 Yale forklift + fork lift attachment
- Poulan mower
- Box scraper
- Connex container
- Seed treater equipment
- Seed cleaning equipment (currently leased)
- 1994 Timpte grain trailer
- 1995 Timpte grain trailer
- 2006 Ottawa Hostler trailer
- Digital scale reader
- Office equipment



Office reception



Grain sample room



Aerial Map + East Receiving Facility Description



East Receiving

EAST RECEIVING

GRAIN & SEED HANDLING & STORAGE: (8) 18,000-bushel Eaton grain bins - (2) 60,000-bushel Eaton grain bins - 27,000-bushel Eaton grain bin – Concrete pit floors. Grain is dumped into the drive-over pit onto chain drag conveyor moving grain via 90' grain leg and distributed to the desired bin via 8" downspouts at 3,000-bushels per hour. Two east 60,000-bushels bins and north 27,000-bushel grain bins can be loaded directly by a portable auger and bypass the pit-leg loading system. 10" unloading augers to move grain to the leg for unloading. The two east 60,000-bushel grain bins - 12" unloading auger bypassing the leg. Each bin - 3 tubes with aeration fans.

(3) 13,000-bushel grain bins with 8" center unloading augers and tube aeration.

(2) 14,000-bushel Behlen seed storage grain bins, full aeration floor, and 8" center unloading auger.

SEED TREATER: LPX2000 wheat seed treater, automatic calibration with three (3) pump stands. A 500-bushel Meridan hopper bottom bin sets over seed treater with scale and printer.



NE Grain Bins



Grain storage—East Receiving



Seed treater



Seed treater

DEALERS



Photos



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.

969,786

total acres sold

19,699

auction attendees

449

successful auctions

What's inside:

HERITAGE SEED & GRAIN, LLC

Kit Carson County, CO
6.01± total acres

*Established, turnkey grain &
seed operation in Flagler, CO.*



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6.01± Total Acres | Kit Carson County, CO



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