

# BEILER-CAMPBELL

REALTORS & APPRAISERS



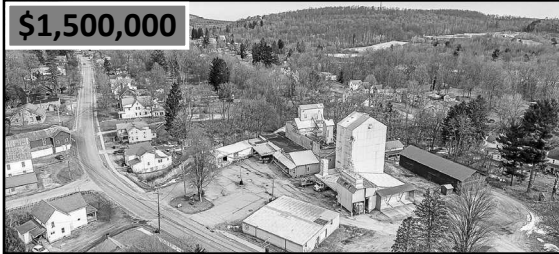
FARM & LAND  
DIVISION



## COMMERCIAL PROPERTY

430 Troy St., Canton, PA • Bradford County • Canton Borough

**\$1,500,000**



Great opportunity to purchase a long standing pillar of the community and a successful ag feed business. H. Rockwell and Son feed mill and farm supply store. There are 2 mills on site that are currently operating, totaling roughly 13,000 sq. ft. The mill makes and delivers quality bulk and bagged dairy, beef, swine, wildlife and poultry feeds in a five county area as well as providing custom mix-based nutrition services to dairy and beef producers. The bagging mill includes a 4000 lb capacity mixer, hammermill, molasses blender, and a semi-automatic bagging system. The bulk mill has 2-5000 lb capacity mixers, hammer mill, roller mill, molasses blender and a bulk loadout system with 4 loadout bins. The bulk mill can produce 100 ton of feed in a 10 hour shift with 1-2 man crew. Also includes a 3600 sq. ft. retail store with offices. The listing is for real estate only. Trucks and equipment and inventory can be negotiated separately.

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