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December 15, 2024

Inspection Report for Eagle Rock, Va Grain Facility

Apogee Crane LLC and its subsidiary, Grain Dryer Sales and Service, conducted an on site walk thru inspection of a grain facility located at 1513 Narrow Passage Road Eagle Rock, Virginia.

The facility is located on a 4.4 acre irregular shaped tract located just east of Narrow Passage Road and the CSX railroad. It is accessible from Narrow Passage Road via a private driveway and grade crossing located about 600 feet south of the property.

The facility consists of two 60' diameter bins, four 78' diameter bins, two hopper bins, related conveying equipment, grain dryer, a two story office and truck scales and LP gas storage tank. The facility was served by a rail siding connecting to the east track of the CSX mainline but it has been removed. For reference, we have numbered the bins in a clockwise arrangement starting with the southernmost bin being number one.

Major Features

Office

The office is a two story wood framed structure measuring about 20' x 30'. It is in poor condition with numerous broken windows, leaking roof and rotten floor.

Scales

There is a Cardinal pit type truck scale located on the west side of the office. It has a 10' x 60' deck, digital outdoor display and digital indoor display and printer located in the office. The scale appears to be in good condition.

South Hopper Tank

Tank is 21' diameter, 11 ring wide corrugation with internal stiffeners. Approximately 12,500 bushel capacity. This bin appears to be in good condition. It is filled from an overhead screw conveyor and reclaims via screw conveyor to the boot pit.

North Hopper Tank

Tank is 24' diameter, 13 ring narrow corregation with internal stiffeners. Approximately 14,500 bushel capacity. This bin is in very poor condition with numerous hole rusted thru the sidewalls. The hopper is nearly full of rotten grain. It is filled from a downspout from short elevator leg and reclaims via screw conveyor to the boot pit. We would rate this bin as beyond repair and recommend immediate removal.

Bin Number One

Bin is 78' diameter, 24 ring narrow corregation with internal stiffeners. Approximately 285,000 bushel capacity. Aeration is supplied by two 20hp centrifugal fans thru cast in concrete in floor ducts. Bin is filled by an overhead screw conveyor. Bin unloads thru a 14" underfloor screw conveyor. Bin is equipped with a Hutchinson bin sweep. This bin has some rusty wall sheets, minor roof leaks and some missing aerations duct covers but is in overall good condition and could be used with only minor repairs.

Bin Number Two

Bin is 78' diameter, 24 ring narrow corregation with internal stiffeners. Approximately 285,000 bushel capacity. Aeration is supplied by two 20hp centrifugal fans thru cast in concrete in floor ducts. Bin is filled by an overhead screw conveyor. Bin unloads thru a 14" underfloor screw conveyor. Bin is equipped with a Hutchinson bin sweep. This bin has numerous rusty wall sheets, minor roof leaks and some missing aerations duct covers. Overall this bin would be rated as fair/good condition. It would need most of the bottom ring of wall sheets and some stiffeners replaced along with other minor repairs to make this bin usable.

Bin Number Three

Bin is 78' diameter, 24 ring narrow corregation with internal stiffeners. Approximately 285,000 bushel capacity. Aeration is supplied by two 20hp centrifugal fans thru cast in concrete in floor ducts. Bin is filled by an overhead screw conveyor. Bin unloads thru a 14" underfloor screw conveyor. Bin is equipped with a Hutchinson bin sweep. This bin has numerous rusty wall sheets, minor roof leaks and some missing aerations duct covers. Overall this bin would be rated as fair/good condition. It would need numerous wall sheets and some stiffeners replaced along with other minor repairs to make this bin usable.

Bin Number Four

Bin is 78' diameter, 24 ring narrow corregation with internal stiffeners. Approximately 285,000 bushel capacity. Aeration is supplied by two 20hp centrifugal fans thru cast in concrete in floor ducts. Bin is filled by an overhead screw conveyor. Bin unloads thru a 14" underfloor screw conveyor. Bin is equipped with a Hutchinson bin sweep. This bin has some rusty wall sheets, minor roof leaks and some missing aerations duct covers but is in overall good condition and could be used with only minor repairs.

Bin Number Five

Bin is 60' diameter, 24 ring narrow corrugation with internal stiffeners. Approximately 165,000 bushel capacity. Aeration is supplied by two 15hp centrifugal fans thru cast in concrete in floor ducts. Bin is filled by an overhead screw conveyor. Bin unloads thru a 14" underfloor screw conveyor. Bin is equipped with a Hutchinson bin sweep. This bin has numerous rusty wall sheets, minor roof leaks and some missing aerations duct covers. Overall this bin would be rated as fair/good condition. It would need numerous wall sheets and some stiffeners replaced along with other minor repairs to make this bin usable. This tank is also equipped with a side draw but it is no longer usable as access is blocked by Bin #3.

Bin Number Six

Bin is 60' diameter, 24 ring narrow corrugation with internal stiffeners. Approximately 165,000 bushel capacity. Aeration is supplied by two 15hp centrifugal fans thru cast in concrete in floor ducts. Bin is filled by an overhead screw conveyor. Bin unloads thru a 14" underfloor screw conveyor. This bin is in poor condition. It has a large hole (12' x 12' more or less) cut in the sidewall. Aeration duct covers are missing, most of the unloading conveyor has been removed. This bin is currently being used for parts and chemical storage. Several containers of Phosphine fumigant are currently stored in this bin. We would rate this bin as beyond repair and recommend immediate removal. **Pesticides need to be moved to safe storage or disposed of as soon as possible.**

South Elevator Leg

18" x 10" trunking, 36" diameter pulleys, 100' tall more or less. Equipped with 8 position, cable controlled turnhead. Estimated capacity 5000-6000 bushels per hour. Fair/poor condition with extensive corrosion.

North Elevator Leg

15" x 9" trunking, 24" diameter pulleys, 10" x 6" bucket 9" on centers, 160' tall more or less. Equipped with 6 position, cable controlled turnhead. Estimated capacity 3500 bushel per Hour. Fair/poor condition with extensive corrosion.

Work House

Concrete and pre-engineered steel construction. Drive over mechanical receiving pit of approximately 500 bushel capacity. Small concrete boot pit (approximately 15-20' deep) partially filled with water. Unable to determine condition of equipment in boot pit. Building is equipped with a 800 amp 480 volt 3 phase electrical service and Square D Model 5 motor control center. Electrical service appears to be relatively intact and in fair condition. Due to the age of the electrical equipment it would require careful inspection and probably require extensive component replacement to make it safe and reliable.

East Dryer

Unknown age or manufacturer. Appears to have been abandoned for many years. Junk condition and needs to be removed.

West Dryer

Farm Fans model CF2000M Serial Number O-20004. LP gas fueled. 6230 hours. The dryer is relatively clean and in fair/good condition. This dryer could probably be put back into service with minor electrical component replacement.

Bottom Conveyors

Bottom conveyors are 12” and 14” screw conveyors. Most are in fair/poor condition with worn flighting and numerous holes in troughing. Some components are missing but all drives appear to be complete. None of the drives are equipped with belt guards.

Top Conveyors

Top conveyors appear to be 12” and 14” screw conveyors supported by field fabricated catwalks and towers. All drives appear to be complete. None of the drives are equipped with belt guards. Catwalks and ladders are not equipped with handrails or cages that meet current safety standards. Due to the unsafe appearance of the catwalks and ladders we did not climb the legs to conduct an up close inspection. Based on inspection from ground level and the condition of the bottom conveyors we would assume that the top conveyors are also in fair/poor condition. Numerous repairs and upgrades to ladders and walking surfaces, as well as to the conveyors, would have to be made to put them back into service.

Carpuller and Rail Equipment

Mechanical winch style carpuller is located adjacent to the former rail siding location. There is also a rail loadout spout and rail receiving pit that served the former siding.

LP Gas Bulk Tank

15,100 gallon horizontal bulk tank for LP storage. Built in 1983 by National Butane Gas Co. Small fenced enclosure around piping connections.

Small Feed Tank

There is a small feed tank with loadout auger located just north of the dryers. We can't determine what it was used for. Partially full of rotten material. Junk condition and need to be removed immediately.

Analysis

We would rate the overall condition of the facility as fair. Bins #1 and #4 could easily be returned to service at an estimated cost of \$50,000 each. Bins #2, #3 and #5 could be returned to service at an estimated cost of \$100,000. North hopper tank could be returned to service with a good cleaning. Farm Fans dryer could probably be returned to service for \$20,000. Bottom conveyors would require at least \$20,000 to patch and make usable, possibly \$200,000 if total replacement was needed. Top conveyors would require at least \$20,000 to patch and make usable, possibly \$400,000 to replace conveyors and bring catwalks up to current safety standards. Elevator legs could probably be used in the short term with just minor patching for \$10,000. In the longer term both elevator legs and all conveyors would need to be replaced with higher capacity equipment to

meet customer expectations with today's larger combines. At least one leg would need to be added to allow receiving and drying at the same time. It's hard to estimate what would be needed to repair the electrical equipment or scales without power on testing. Office building would probably need to be replaced with a prefab structure.

Conclusion

We appreciate the opportunity to work with you on this project. Please feel free to contact us if you have any questions.

Sincerely,
Dwight Respass
Grain Dryer Sales and Service