

KDI Cheese Plant

1010 E 10th Street | Hugoton, KS | US | Stevens County

Available SF: 129,942

Acquisition Opportunity: Turnkey Dairy Processing Plant

Opportunity Overview

SC&H Capital's special situations team has been retained to find an immediate buyer for a turnkey dairy processing plant located in Hugoton, Kansas. The state-of-the-art, 129,942 ft² facility produces ultra filtered whole milk, cream, ultra filtered skim milk, cheese, and butter. The plant is owned by Kansas Dairy Ingredients ("KDI"), a manufacturer of concentrated milk products that recently halted production to seek a buyer for the real estate, property, and equipment.

The site has a daily milk intake capacity of approximately 2,200,000 lbs. and a daily output capacity of approximately 135,000-150,000 lbs of cheese, 40,000 lbs of butter, 152,000 lbs of cream, 2,000,000 lbs of ultra filtered ("UF") products (whole & skim), resulting in 500,000 lbs of UF milk per day, and 50,000 lbs of liquid whey protein concentrate 60.

Potential buyers are presented with the opportunity to purchase the facility with the equipment in place, equipment removed, or the equipment only (in bulk).

Facility Snapshot



- Year Built: 2012
- Expansion Completed: 2021
- Land Area: ~271 acres
- Off Site Lagoon: 20-acre tract
- Building Area: ~130,000 ft²
- Zoning: "I-2" Heaving Industrial, "A" Agricultural
- Milk Receiving Bays: 3
- Full Wastewater Treatment with Land Application Permits

Select Machinery & Equipment

Milk Products Equipment

- 1x 60,000-gal raw milk silo
- 1x 60,000-gal milk brine silo
- 1x 60,000-gal ultra filtered permeate silo
- 1x 40,000-gal ultra filtered concentrate 28% silos
- 1x 60,000-gal polished water silo
- 1x 40,000-gal hot polished water silo
- 1x 40,000-gal ultra filtered concentrate silo
- 1x 10,000-gal finished product silo
- 1x 12,000-gal finished product tanks
- 1x 200-gal pasteurized acid tank
- 1x 2,000-gal water tank controlled by CIP system
- 1x 10,000-gal animal feed tanks
- 1x 10,000-gal high solid tank
- 1x 10,000-gal treated water tank
- 1x 5,250-gal bulk caustic tank
- 1x 5,250-gal bulk acid tank
- 1x 6,550-bulk CAP 25000 tank
- 1x 6,550-bulk lactic acid tank
- 1x 15,000-gallon cone bottom load out tanks

- 2x Cream HTST
- Tetra Pak Milk Separator
- Alfa Laval Milk Separator
- Skim/Whole Milk UF
- RO and RO Purifier
- Whey UF
- WPC HTST

Cheese & Butter Equipment

- 1x butter churn
- 1x butter silo
- 1x 5,000-gal cream tanks
- 1x 3,000-gal cream tank
- 1x 10,000-gal cream tank
- 1x tub filler
- 1x bulk packing line
- 1x 1lb wrapper
- 4x 60k silos
- 4x cheese tables
- 3x cheese towers
- 1x RO polisher system

- 1x pasteurizer / HTS
- 2x surge tanks
- 1x homogenizer
- 1x whey cream separator
- 1x 5,000-gal cream tanks
- 1x 3,000-gal cream tank
- 1x 50,000 cheese vats
- Maximum size erector and palfizer
- Fines sizer
- 4x 20k whey tanks
- UF permeate RO

For more information and a complete list of assets for sale, please send an executed Confidentiality Agreement (back page) to dbeall@schgroup.com

SGH

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Property and Area Description

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Population



4,330

10 Mile Radius

6,114

20 Mile Radius

39,060

30 Mile Radius

Source: ESRI®, 2024

Households



1,575

10 Mile Radius

2,229

20 Mile Radius

13,830

30 Mile Radius

Source: ESRI®, 2024

Building Type:	Commercial
Available SF:	129,942
Total SF:	129,942
Number of Stories:	2
Expandable:	Yes
Zoning:	Agriculture, Industrial-Heavy
Site Size:	271 Acres Acres
Year Built:	2012
Former Use:	ultrafiltered milk, cheese, butter production
Specialty Features:	Cold Storage,Food Grade,Freezer/Cooler,Lab Space
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete-Reinforced
Sale Price Note:	Contact SC&H Capital
Last Updated:	May 22, 2024

Transportation

Nearest Highway: US highway 51 and 56 (0 mi.)
Nearest Interstate: i-70 (154 miles mi.)
Nearest Airport: Hugoton Municipal (1 mile mi.)
Nearest Commercial Airport: Liberal (32 miles mi.)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Natural Gas: Black Hills Energy
Water: City of Hugoton
Sewer: 20 acres Off-site lagoon

Economic Development Contact

Jan Leonard

stevens county eco devo

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Hugoton, KS 67951

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Realtor/Owner Contact

Hank Waida

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