

Land For Sale

ACREAGE:

29.48 Acres, m/l

LOCATION:

Chickasaw County, IA



Property Key Features

- Turn-Key, Well-Maintained 2,500-Hd. Bed Pack Cattle Feeding Facility
- Ready to Receive Cattle w/ Minimal Start Up Time - 1 Mi. from the Ethanol Plant
- 600+ Acres Offered to Buyer on a 10-Year Flex Lease

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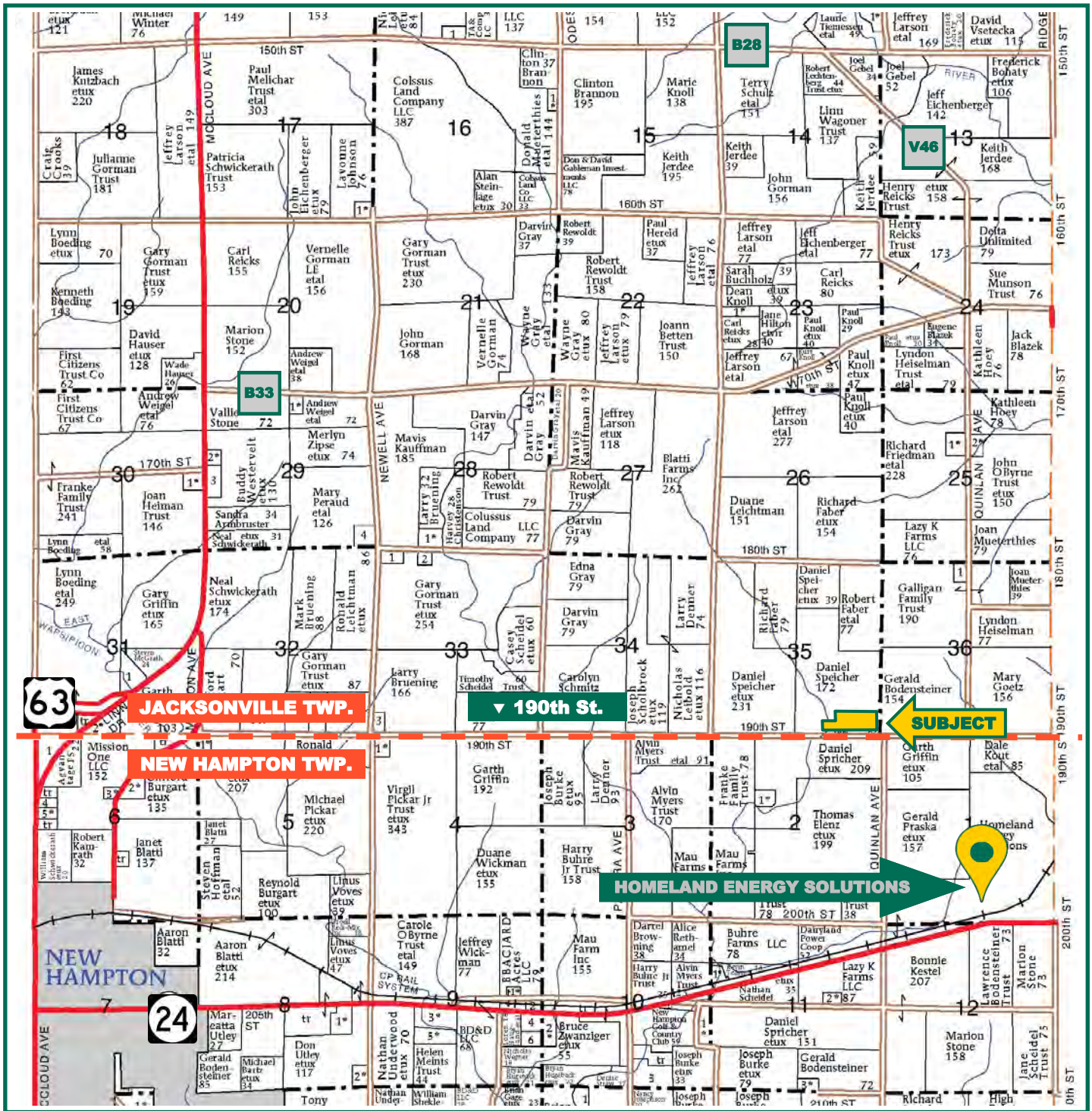
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FSA/Eff. Crop Acres: 6.01
Corn Base Acres: 6.00
Soil Productivity: 88.30 CSR2

Total Living SF: 2,236
Bedrooms: 4
Bathrooms: 2¾
Year Built: 1897

ADDRESS:
2671 190th St.
New Hampton, IA 50659

Property Information

29.48 Acres, m/l

Location

4 miles northeast of New Hampton, Iowa on the north side of 190th St.

Legal Description

Parcel A in the SE¼ SE¼ and 5.50 acre acreage site located at 2671 190th Street, New Hampton, Iowa all in Section 35, Township 96 North, Range 12 West of the 5th P.M.

Price & Terms

PRICE REDUCED!

- \$1,750,000—\$1,250,000
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2022 - 2023: \$6,225.39*
Net Taxable Acres: 29.48*
Tax Parcel ID #: 19-07-35-4-00-003, part of 19-07-35-4-00-005
**Taxes estimated pending survey of property. Chickasaw County Treasurer/ Assessor will determine final tax figures.*

Lease Status

No current lease in place. Ready for new Buyer to occupy and operate immediately. survey prior to closing.

FSA Data

Farm Number 6747, Tract 9595
FSA/Eff. Crop Acres: 6.01
Corn Base Acres: 6.00
Corn PLC Yield: 166 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Primary soils are Clyde clay loam and Floyd loam. CSR2 on the FSA/Eff. crop acres is 88.30. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently rolling.

Drainage

Natural drainage.

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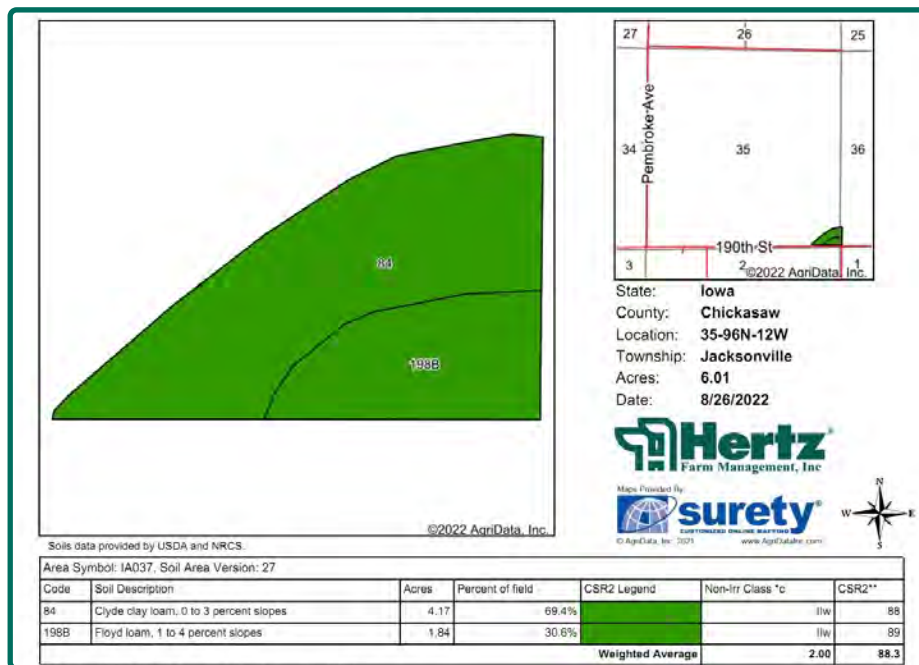
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Buildings/Improvements

- 60' x 60' Barn built in 1900
- 14' x 40' Concrete Silo built in 1950
- 46' x 60' Pole Barn built in 1940
- 60' x 104' Steel Utility Building built in 2013
- 16' x 30' Shed built in 1970
- 14' x 50' Concrete Silo built in 1970
- 16' x 60' Concrete Silo built in 1970
- 20' x 80' Concrete Silo built in 1970
- 60' x 140' Steel Utility Building built in 2009
- 20' x 80' Shed built in 1940
- 22' x 36' Shed built in 1940
- 40' x 50' Crib built in 1940
- 40' x 42' Machine Building built in 1970
- 18' x 16' Bin built in 1950
- 30' x 19' Bin built in 1972
- 30' x 18' Bin built in 1980
- (2) 18' x 18' Bin built in 1950
- 30' x 30' Steel Utility Building built in 2006
- 24' x 80' Concrete Silo built in 2010
- 14' x 18' Shed built in 2010
- 16' x 16' Grain Bin built in 2013

- 40' x 570' Pole Barn built in 2006
- 40' x 720' Pole Barn built in 2006
- 40' x 1020' Pole Barn built in 2007

Dwelling

2-story single-family dwelling with 2,236 square feet built in 1897. There are 4 bedrooms and 2¾ bathrooms. There is gas heat and central air. The home has a partial basement and four additions.

Water & Well Information

Two drilled wells.

Survey

Seller to provide survey at the Seller's expense.

Comments

This is a rare find. A very well-maintained bed pack cattle feedlot known as "Prime Feeders, Inc." is available to purchase and ready to receive feeder cattle. This has been a very well-maintained facility since it was built by the Speicher family. It has been fully

operational within the last year. There are an additional 600 acres, m/l available for lease, surrounding the cattle facility with a 10-year flex lease. The farmhouse has many updates included. This property is within one mile of Homeland Energy Solutions Ethanol Plant. The facility contains a dedicated office building, large heated shop area, grain/forage and additional support buildings. Three years left on MMP.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Looking northeast



Looking northeast



Looking southwest



Looking west



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