

Land For Sale

ACREAGE:

5.27 Acres, m/l

LOCATION:

Chickasaw County, IA



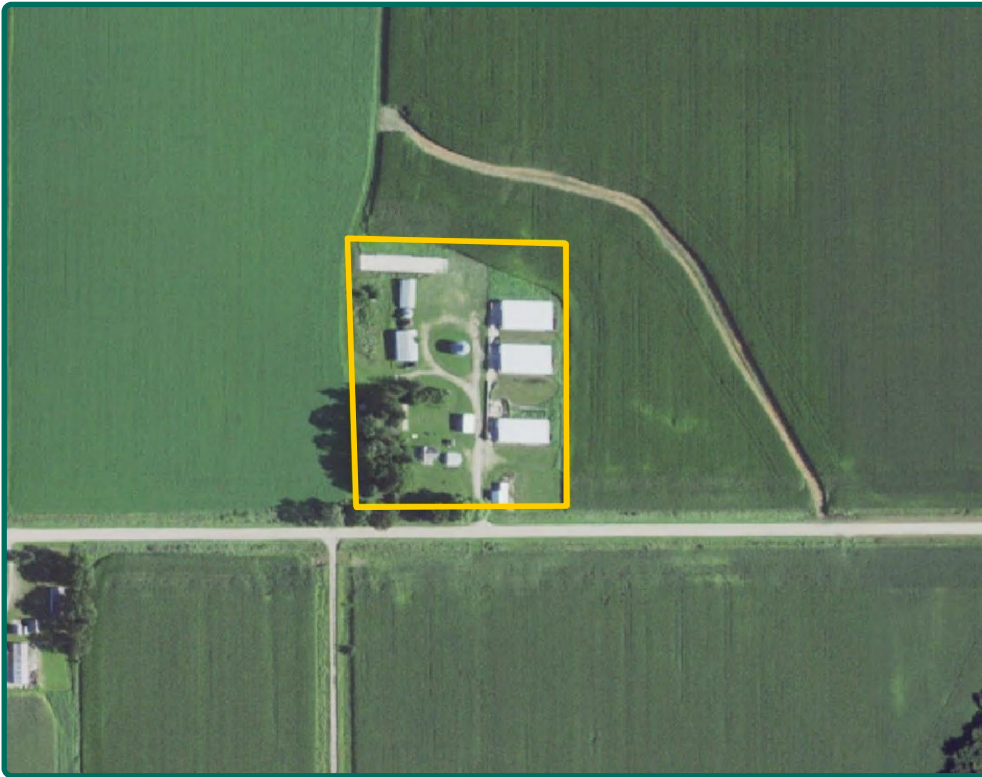
Property Key Features

- Well-Maintained, 300-Hd. Bed Pack Cattle Facility - MMP Up-To-Date
- Start-Up Cattle Operation or Overflow For 2,500-Head Operation to the East
- Older Dwelling & Outbuildings Included - Near the Ethanol Plant

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Total Living SF:	1,576
Bedrooms:	4
Bathrooms:	1
Year Built:	1865
ADDRESS:	
2631 190th St.	
New Hampton, IA 50659	

Property Information

5.27 Acres, m/l

Location

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

Address

5.27 acres, m/l, located at 2631 190th St., New Hampton, Iowa 50659 Section 35, Township 96 North, Range 12 West of the 5th P.M., per survey.

Price & Terms

- \$175,000
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2022 - 2023: \$809.26*

Net Taxable Acres: 5.27*

Tax Parcel ID #: 190735300001

**Taxes estimated due to recent 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.

Mineral Rights

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

Land Description

Level to gently rolling.

Survey

Property has been surveyed.

Buildings/Improvements

- 9' x 10' Shed built in 1930
- 22' x 32' Shed built in 1940
- 28' x 50' Crib built in 1940
- 15' x 13' Bin built in 1950
- 18' x 10' Bin built in 1950
- 24' x 48' Machine Building built in 1989
- 30' x 144' Silage Bunker built in 2005 (40,000 bushels)
- 27' x 18' Bin built in 1993
- 40' x 96' Barn built in 2013
- (2) 50' x 96' Barn built in 2013
- Shed built in 1940
- 16' x 16' Shed built in 1940
- 22' x 22' Detached Garage built in 1960

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Dwelling

2-story, frame dwelling built in 1865 with 4 bedrooms and 1 full bathroom. The dwelling is currently uninhabitable.

Water & Well Information

Drilled well.

Comments

Excellent opportunity for a start-up beef, bed pack cattle feeding operation or overflow companion to the 2,500-head cattle feedlot, to the east. There is an up-to-date, manure management plan in place on adjacent cropland owned by Seller. There is potential to rent adjacent cropland from Seller for the 2023 crop year and beyond. Three years left on MMP.

Additional Land for Sale

Seller has 29.48 acres of land and 2,500-head beef cattle facility for sale located directly east of this property. See Additional Land Aerial Photo.

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Looking west



Looking northwest



Looking southeast



Looking south



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Additional Land Aerial Photo



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