

Property:

LOCATION:

**3.10 Acres, m/l &
Two, Wean-to-Finish Hog Buildings**

Harrison County, IA

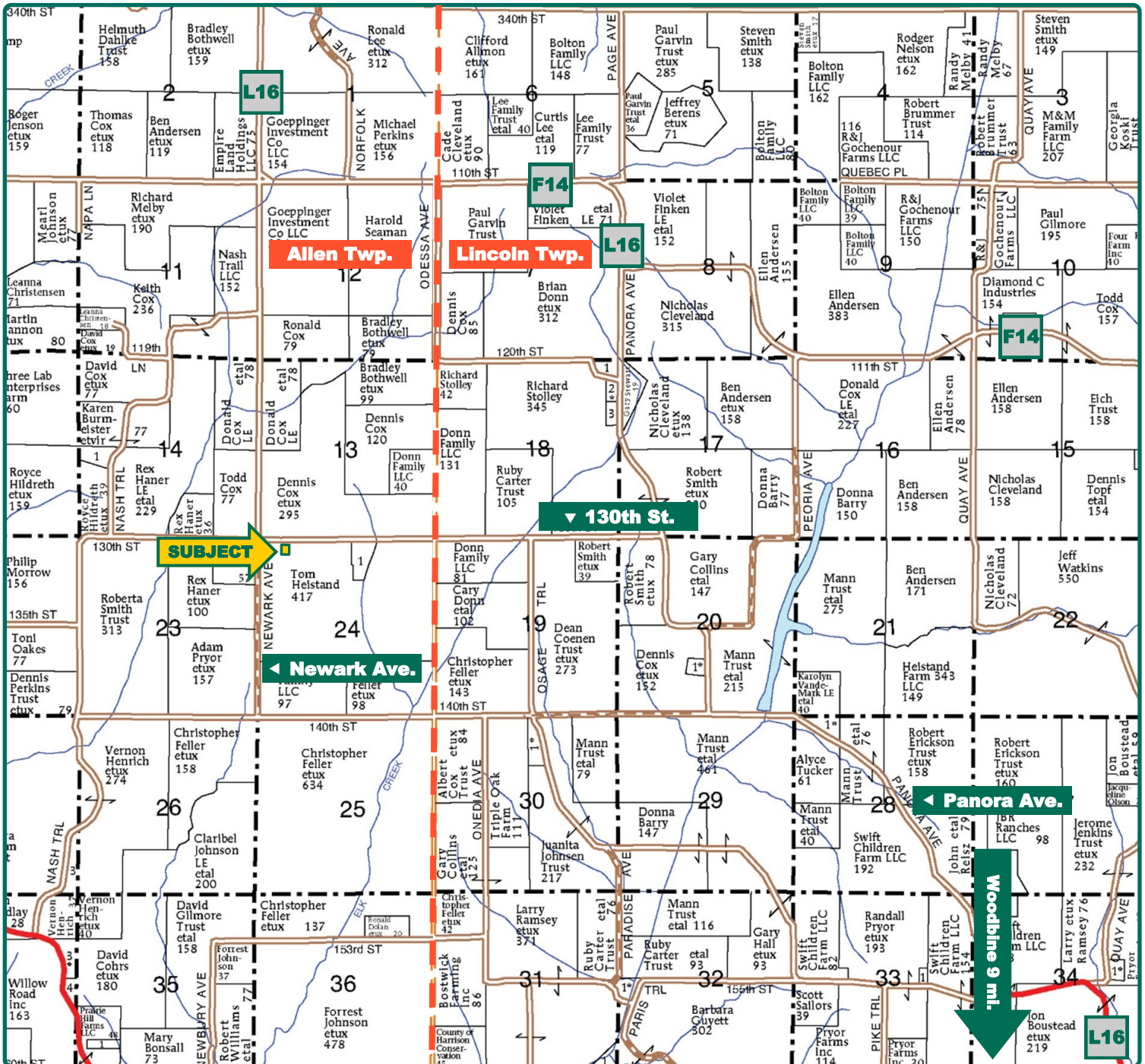


Property Key Features

- Two - 2,400 Head Wean-to-Finish Hog Buildings, Built in 2008
- Controlled Environment with Maximus Controllers
- Buildings Remodeled in 2015

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Property Information

3.10 Acres, m/l

Location

From Woodbine: Go north on Panorama Ave. / L16 for 7.3 miles, then head west on 130th St. for 2 miles. The site will be on the south side of the road.

Address

2620 130th St.
Woodbine, IA 51579

Price & Terms

- \$735,000
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2022 - 2023: \$4,710.00
Gross Acres: 3.10
Net Taxable Acres: 2.83
Tax Parcel ID #s:070000236902000 & 070000236801000

Buildings/Improvements

There are two, 2,400 head wean-to-finish hog barns. Both barns are 100' x 190' with an 8' pit. The barns are wood-framed with poured concrete stem, and fully insulated walls. The site was built in 2008 and remodeled in 2015. There is an enclosed heated 8' hallway / loadout between both barns.

Electrical

100kW diesel, fully automatic standby generator.

Heaters

The site uses 125,000 BTU hanging heaters.

Office Space

There is an 18' x 20 office / washroom. The washroom contains a sink, toilet, and shower.

Ventilation

Both buildings have the SKOV thermostatically controlled, ceiling mounted 36" and 24" chimney fans. There are actuated ceiling mounted air inlets. Each room has 155,000 CFM.

Feeding System

There are eight, 12-ton feed bins. PVC flex auger delivers feed to double sided, SDI, stainless steel feeders in the pens.

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Water & Well Information

There are nipple waterers in the feeders. A well is shared between this site and an additional site for sale. Contact agent for detail.

Additional Hog Buildings

Seller has additional hog buildings for sale in Harrison and Plymouth County. See Hertz website and/or contact agent for details.

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.

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North looking South



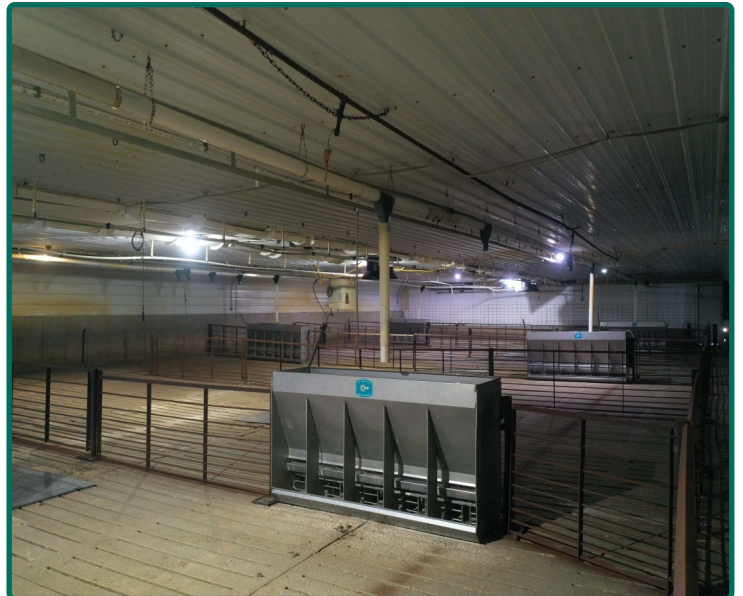
Controllers



Room View



Room View



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