

ACREAGE:

**4.10 Acres, m/l &
Three, Wean-to-Finish Hog Buildings**

LOCATION:

Harrison County, IA

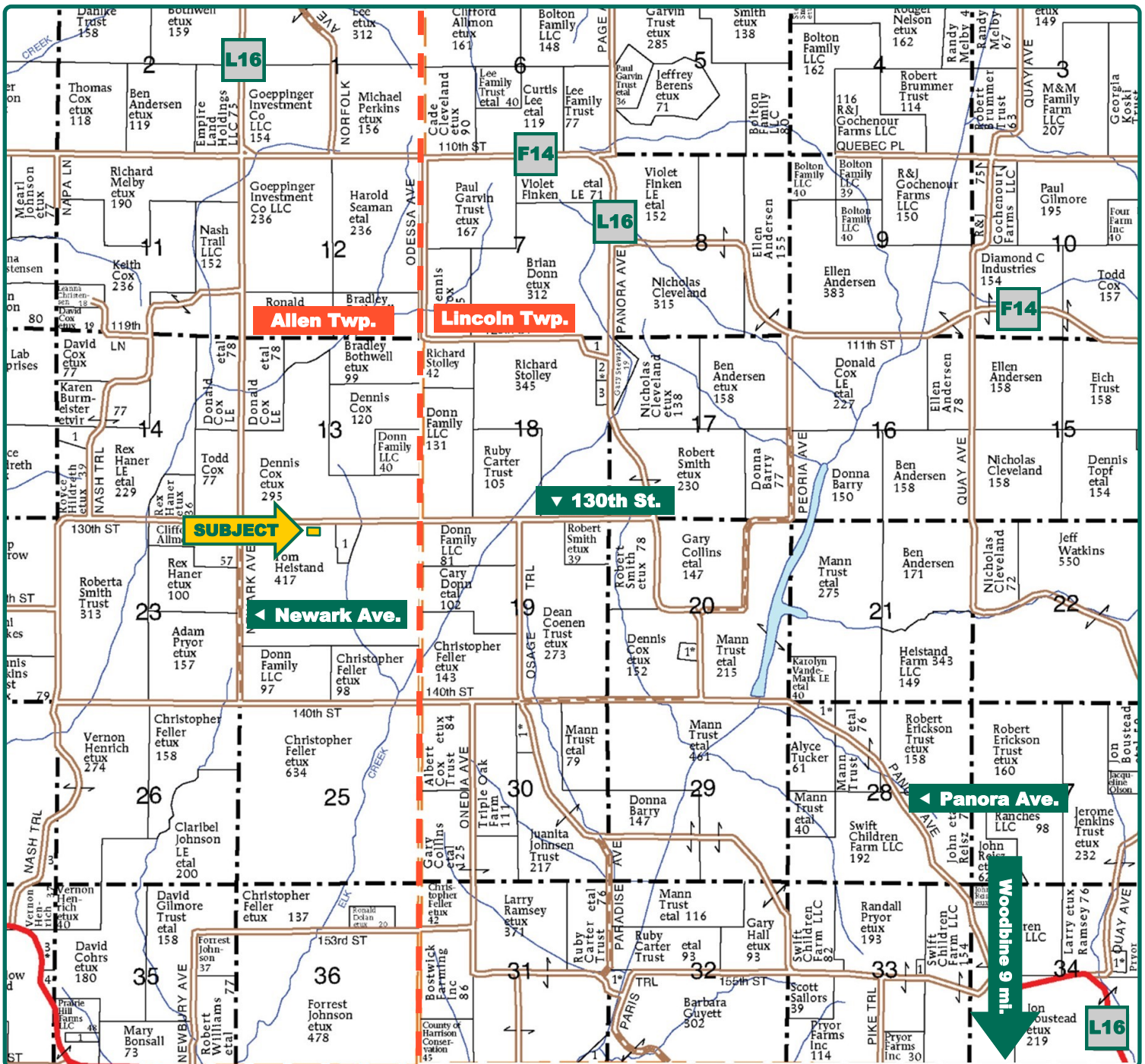


Property *Key Features*

- One - 2,400 Head Wean-to-Finish Building, Built in 2008
- Two - Single-Wide Finishers, 930 Head Per Building Capacity, Built in 1993
- Buildings Remodeled in 2015

Kyle Hansen, ALC
Licensed Broker in IA, MO & NE
515-370-3446
KyleH@Hertz.ag

515-382-1500
415 South 11th Street
Nevada, IA 50201
www.Hertz.ag



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Property Information

4.10 Acres, m/l

Location

From Woodbine: Go north on Panorama Ave. / L16 for 7.3 miles, then head west on 130th St. for 1.8 miles. The site will be on the south side of the road.

Address

2636 130th St.
Woodbine, IA 51579

Price & Terms

- \$496,650
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2022 - 2023: \$3,340.00
Net Taxable Acres: 4.10
Tax Parcel ID #: 070000236901000 & 070000236703000

Buildings/Improvements

One, 2,400 head wean-to-finish hog building built in 2008. This building is 100' x 190' with an 8' pit. Two, 930 head buildings, built in 1993, complete the site. Both buildings are 40' x 180' with 8' pits and a 2' plug that flows into the 2008 building. The barns are wood-framed with poured concrete stem, and fully insulated walls. There is a 4' enclosed heated hallway / loadout between barns. An extensive site remodel was done in 2015. Updates were made to the following: ventilation, feeders, vaporizing cool lines, heat, Maximus controllers, LED lighting, and more. Contact agent for detail.

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, shower, and laundry.

Ventilation

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



Feeding System

Multiple feed bins of various sizes are on site. PVC flex auger delivers feed to various double sided, SDI stainless steel feeders in the pens.

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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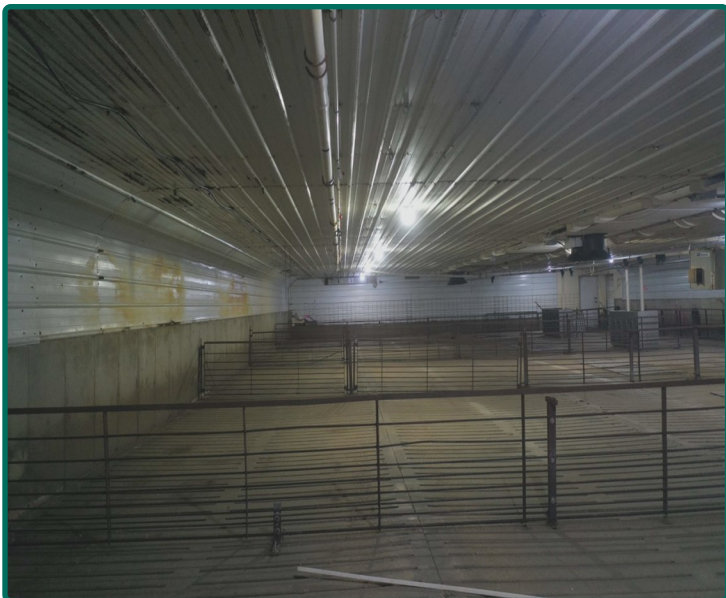
930 Head Room



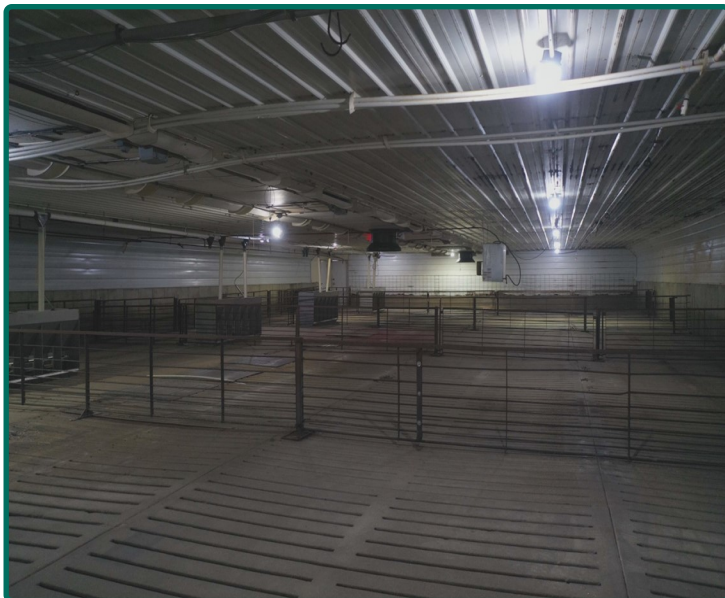
Controllers



1200 Head Room



1200 Head Room



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