

**ACREAGE:**

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

**LOCATION:**

**Plymouth County, IA**



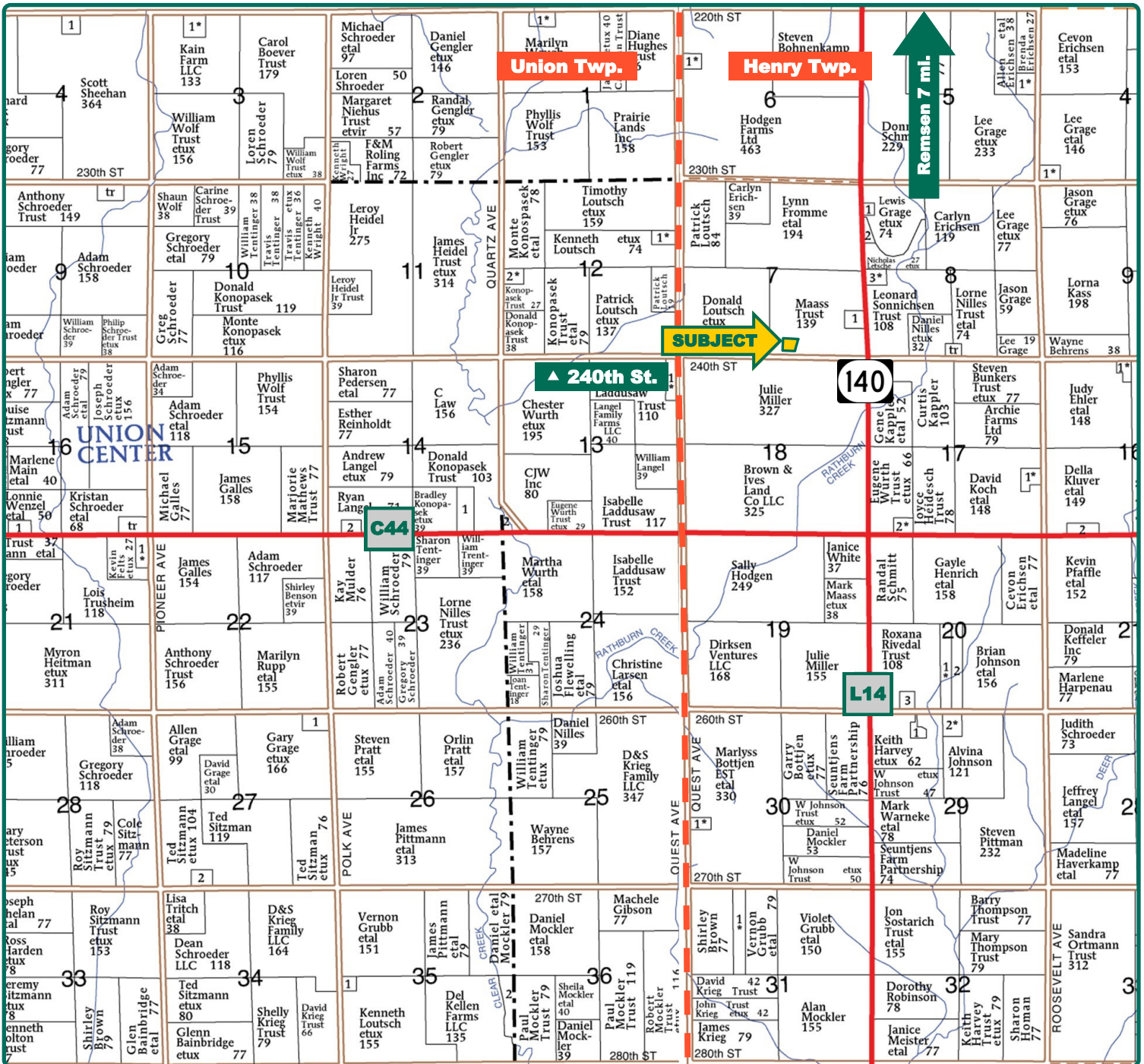
### **Property Key Features**

- **Two - 2,000 Head Wean-to-Finish Hog Buildings, Built in 2007**
- **Controlled Environment with Maximus Controllers**
- **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

**5.00 Acres, m/l**

### Location

From Remsen: Go south on IA-140 S for 7 miles, then go West on 240th St for ¼ mile. The site is on the north side of the road.

### Address

43641 240th St.  
Remsen, IA 51050

### Price & Terms

- \$624,750
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$1,798.00  
Net Taxable Acres: 4.69  
Tax Parcel ID #: 21-07-400-010

### Contract

The barn is currently empty with no contract in place.

### Buildings/Improvements

There are two, 2,000 head wean-to-finish hog buildings. Both barns are 101' x 190' with an 8' pit. Barns are wood-framed with poured concrete stem, and fully insulated walls. The site was built in 2007 and remodeled in 2015.

### Electrical

There is a 100kW Katolight LP generator on site.

### Heaters

250,000 BTU heaters are in each room.

### Office Space

The office space is 18' x 20' with electric heat, shower, bathroom, sink, medication storage, and a washer/dryer set.

### Ventilation

These barns are SKOV thermostatically controlled, ceiling mounted 36" and 24" chimney fans, with actuated ceiling mounted air inlets. Each room has 155,000 CFM.

### Feeding System

There are four, 16-ton feed bins per building. PVC flex auger delivers the feed to double sided, SDI stainless steel feeders in the pens.

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### Water & Well Information

Nipple waterers in the feeders. The site has one well.

### Additional Hog Buildings

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

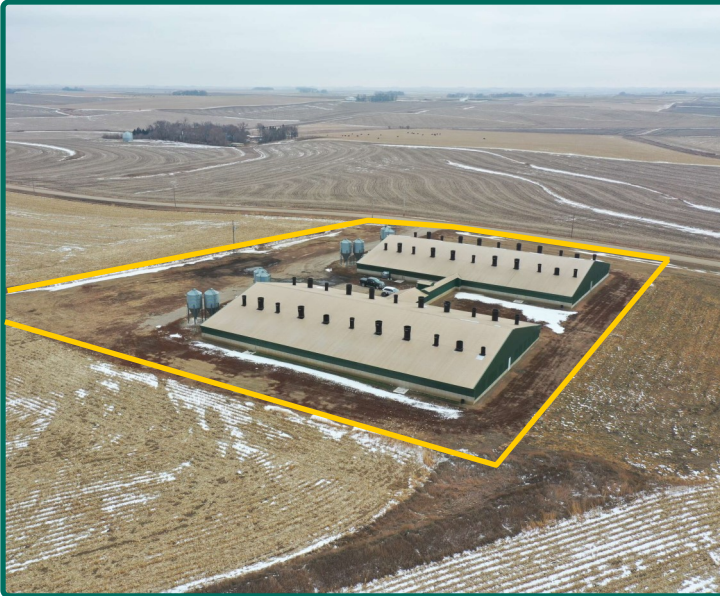
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.*

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Northwest looking Southeast



Southeast looking Northwest



Controllers



Room View



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