

ACREAGE:

**4.12 Acres, m/l &
Four, Hog Finishing Buildings**

LOCATION:

Plymouth County, IA

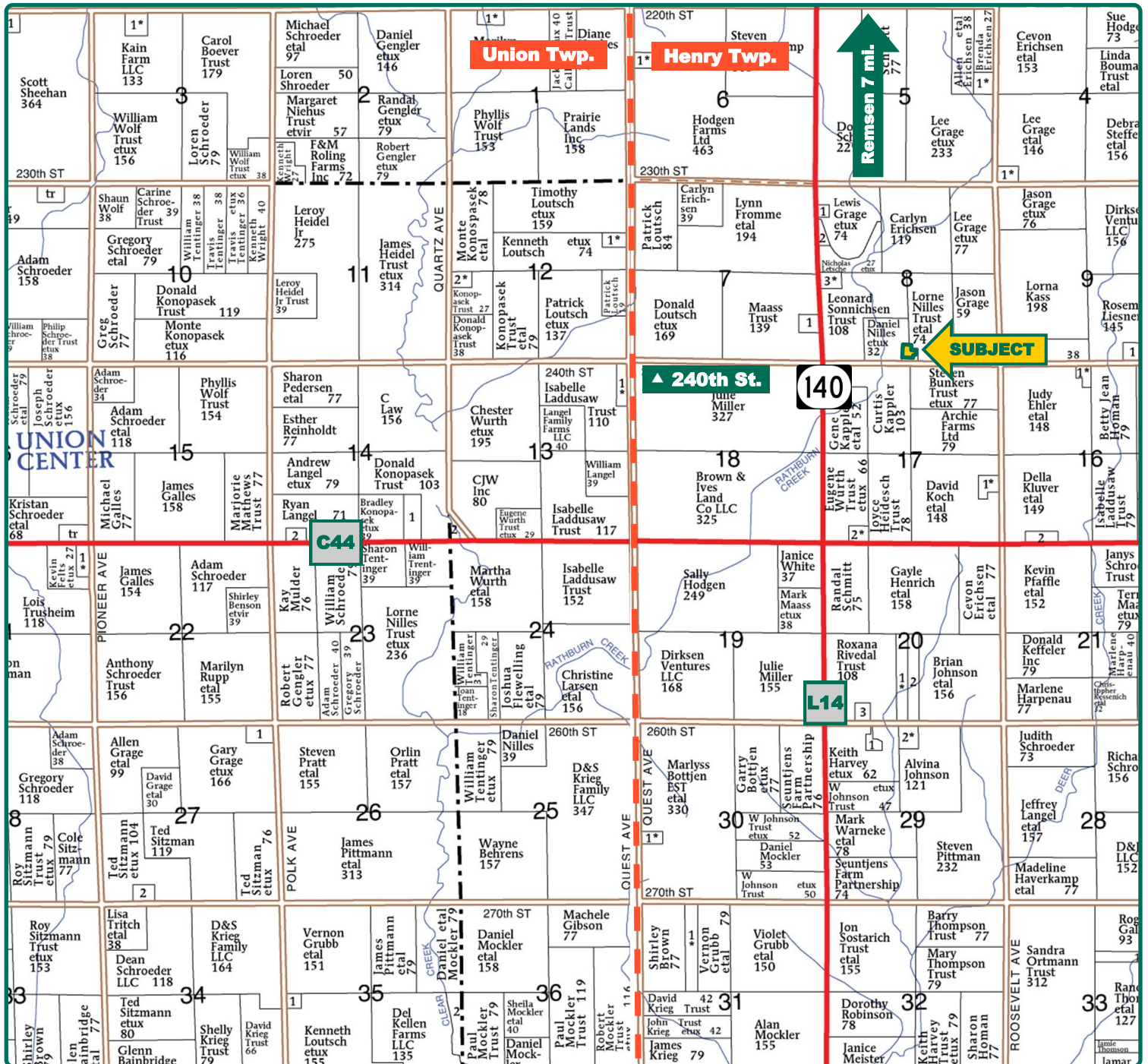


Property Key Features

- Four - 1,000 Head Hog Finishing Buildings, Built in 1998
- Controlled Environment with Maximus Controllers
- Buildings Remodeled in 2015

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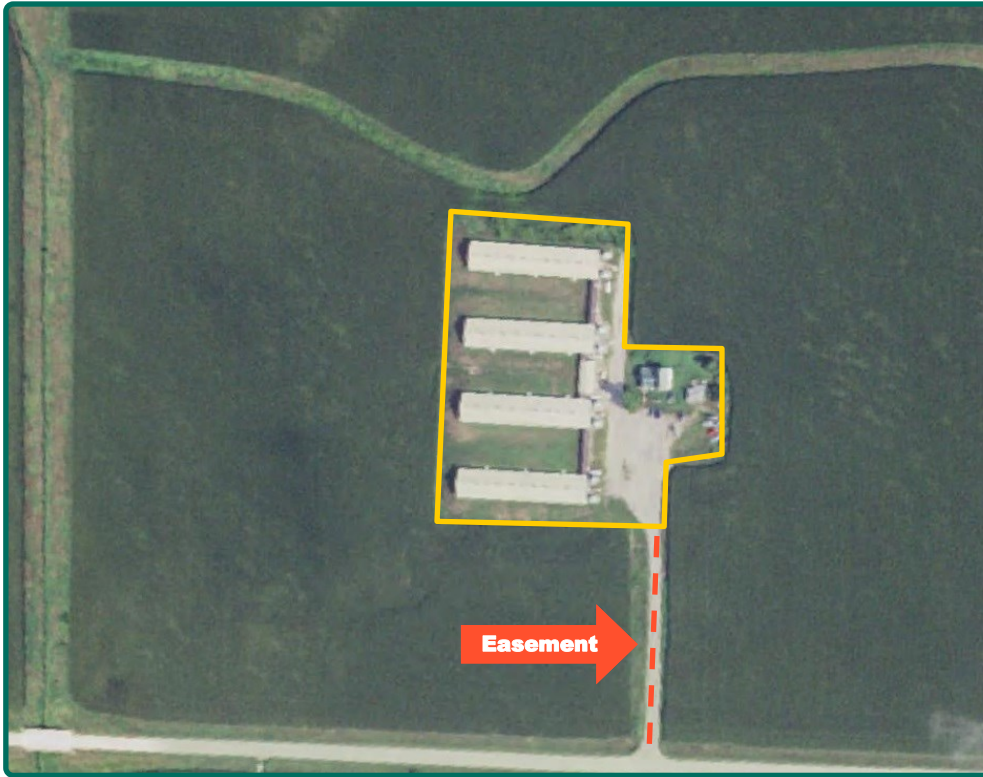
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Total Living SF:	1,980
Bedrooms:	5
Bathrooms:	1
Year Built:	1860
ADDRESS:	
44517 240th St. Remsen, IA 51050	

Property Information

4.12 Acres, m/l

Location

From Remsen: Go east on IA-3 for 0.8 mile, then south on IA-140 for 7 miles, then head east on 240th St. for ½ mile. The site is on the north side of the road.

Address

44517 240th St.
Remsen, IA 51050

Price & Terms

PRICE REDUCED!

- ~~\$497,700~~ \$297,000
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2022 – 2023: \$1,462.00
Gross Acres: 4.12
Net Taxable Acres: 4.11
Tax Parcel ID #s: 21-08-300-009 & 21-08-400-009

Contract

Barns are currently empty. No contract in place.

Buildings/Dwelling

There are four, 1,000 head hog finishing buildings. All barns are 40' x 200' with an 8' pit. The barns are wood-framed with poured concrete stem and fully insulated walls. The site was built in 1998 and remodeled in 2015. A two-story home,

built in 1860, is located on the property. The home is 1,980 square feet with five bedrooms and one bathroom.

Electrical

100kW Generac LP generator. LP tanks are leased. Contact agent for detail.

Heaters

The site uses 250,000 BTU heaters in each room.

Office Space

There is an electric heated 48' x 20' office. The office offers medication storage, a washer/dryer set, and a bathroom with a shower and sink.

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Ventilation

All buildings have SKOV thermostatically controlled, ceiling mounted 36" and 24" exhaust chimney fans with actuated ceiling mounted air inlets.

Feeding System

There are two, 12-ton feed bins per building. PVC flex auger delivers feed to double sided, SDI stainless steel, wet/dry feeders.

Water & Well Information

There are nipple waterers in the feeders. A well is shared with an adjacent home. Contact agent for details.

Easement

There is an easement through Parcel D to the acreage and hog site. Contact agent for detail.

Comments

Nice buildings ready for pigs.

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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Northeast looking Southwest



Southeast looking Northwest



Room View



Controllers



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