

ACREAGE:

**4.66 Acres, m/l &
Four, Hog Nursery Buildings**

LOCATION:

Plymouth County, IA

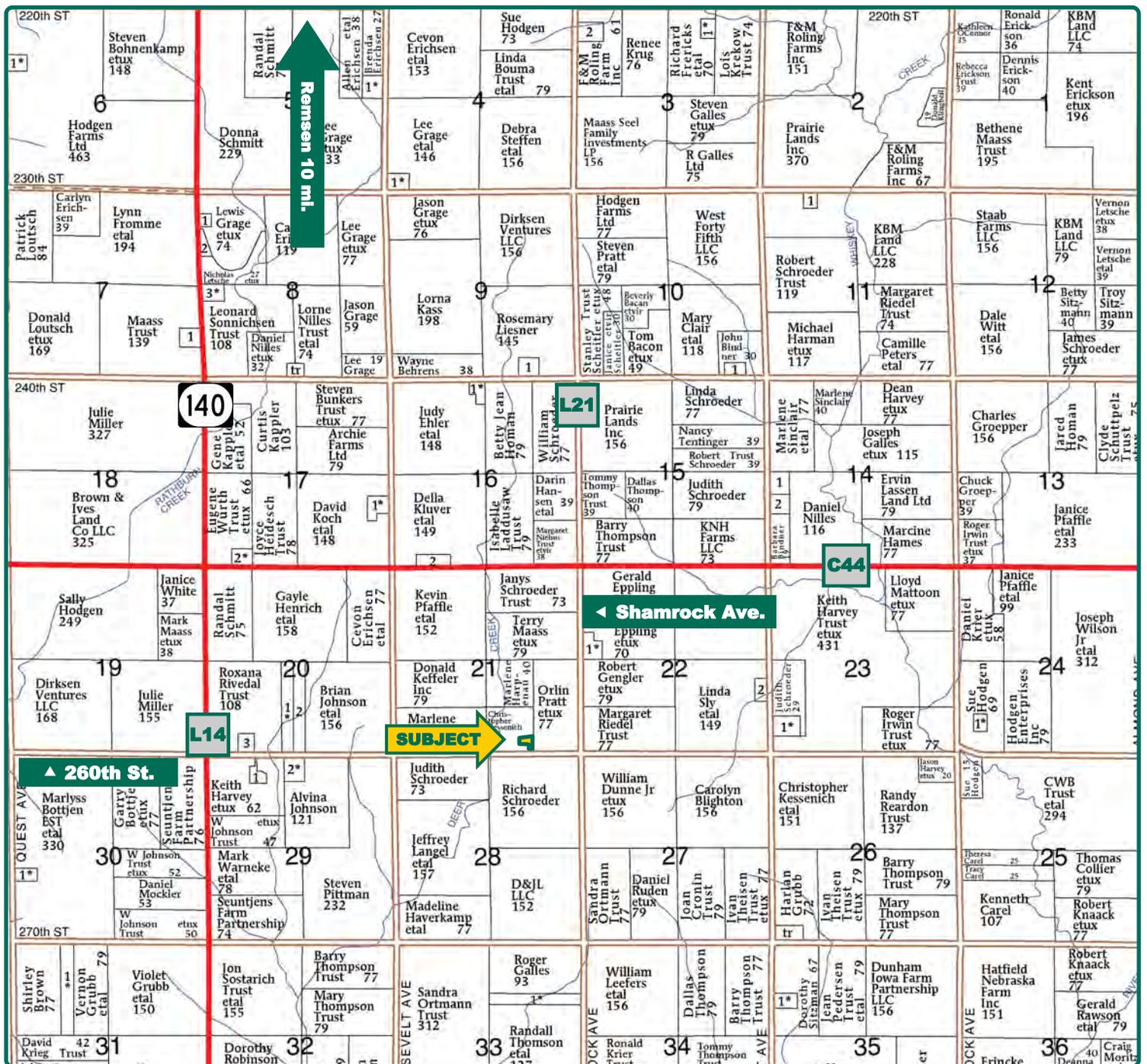


Property Key Features

- Four - Nursery Barns with a Total Capacity of 10,500 Head, Built in 1998
- Controlled Environment with Maximus Controllers
- Buildings Remodeled in 2015, Flooring, Feeders & Penning Updated in 2017

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



Map reproduced with permission of Farm & Home Publishers, Ltd.

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



Property Information

4.66 Acres, m/l

Location

From Remsen: Go east on IA-3 for 0.8 mile, then south on IA-140 for 9 miles, then east on 260th St. for 1.7 miles. The site is on the north side of the road.

Address

45587 260th St.
Remsen, IA 51050

Price & Terms

- \$741,300
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2022 - 2023: \$1,824.00
Gross Acres: 4.66
Net Taxable Acres: 4.62
Tax Parcel ID #: 21-21-400-006

Contract

Barns are currently empty. No contract in place.

Buildings

There are four, nursery barns with a total capacity of 10,500 head. All barns are 41' x 201' with 8' pits. Barns are wood-framed with poured concrete stem and fully insulated walls. Site was built in 1998 and remodeled in 2015. Flooring, nursery feeders, and penning were updated in 2017.

Electrical

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

Heaters

250,000 BTU heaters in each room.

Office Space

An electric heated 48' x 20' office is on-site. The office offers medication storage and a bathroom with a shower and sink.

Ventilation

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

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



Feeding System

Site utilizes Feed Saver M Logic - PVC flex auger to deliver feed to double sided, SDI stainless steel feeders. There are 7 and 12-ton feed bins with scales, vibrators, and line sensors.

Water & Well Information

There are nipple waterers in the feeders. A well is located on site. Site is serviced by rural water. Contact agent for detail.

Comments

Nice buildings ready for pigs.

Additional Land for Sale

Seller has additional hog buildings for sale in Cherokee and Plymouth Counties. 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.

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

North looking Southeast



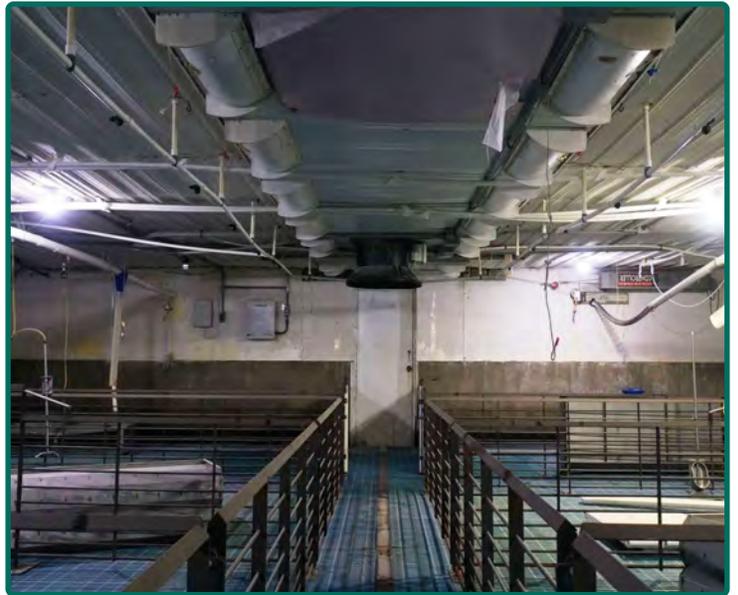
Office / Controllers



Room View



Room View



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

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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