

ACREAGE:

**5.56 Acres, m/l &
Two, Hog Nursery Buildings**

LOCATION:

Cherokee County, IA

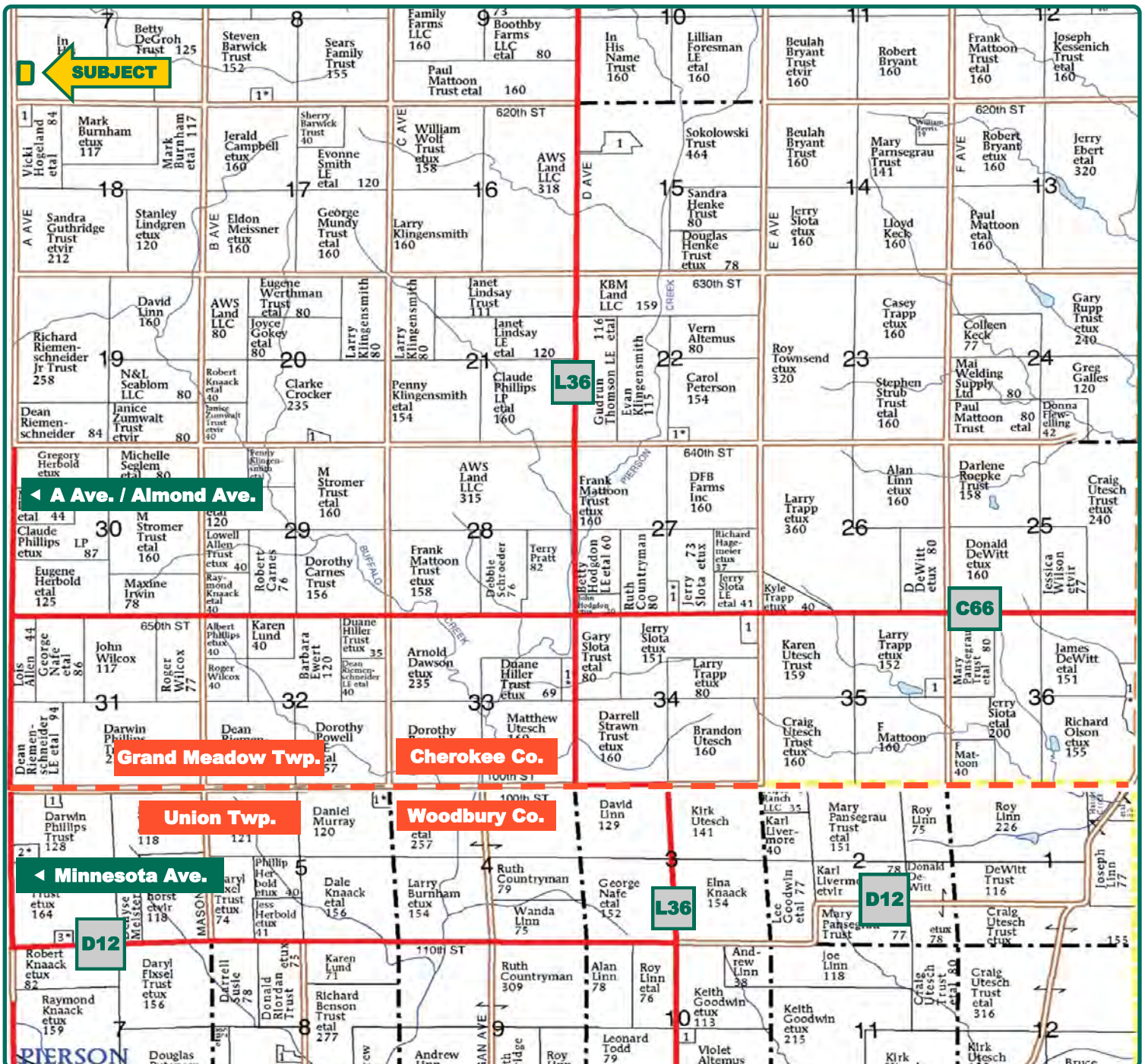


Property Key Features

- Two - Nursery Barns with a Total Capacity of 5,250 Head, Built in 1996
- Controlled Environment with Maximus Controllers
- Buildings Remodeled in 2017, Including Flooring, Feeders & Penning

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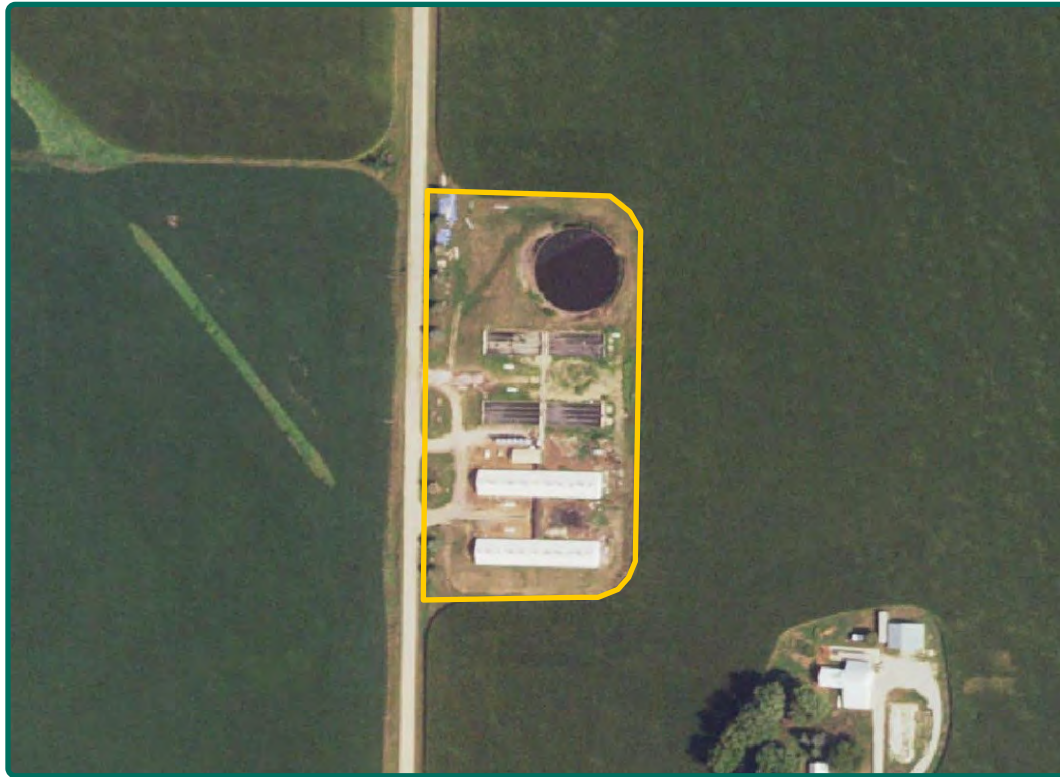
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Property Information

5.56 Acres, m/l

Location

From Pierson: Go north on Minnesota Ave for 0.9 mile, continue north on A. Ave. / Almond Ave for 4.2 miles. The site is on the east side of the road.

Address

6195 A. Ave.
Pierson, IA 51048

Price & Terms

- \$362,250
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2022 - 2023: \$760.00
Gross Acres: 5.56
Net Taxable Acres: 5.51
Tax Parcel ID #: 1307300009

Contract

Barns are currently empty. No contract in place.

Buildings

There are two, nursery barns with a total capacity of 5,250 head. Both barns are 41' x 208' with a 2' pit that leads to a 150' x 8' open pit. Barns are wood-framed with poured concrete stem and fully insulated walls. Barns and pits were built in 1996. Fire destroyed two additional buildings in 2020 leaving two, 41' x 208' building foundations and 2' pits on-site.

Electrical

100kW Katolight generator.

Heaters

250,000 BTU heaters in each room. LP tanks are leased. Contact agent for detail.

Office Space

An electric heated 20' x 40' office, built in 2017, is on-site. The office offers a washer/dryer set and a bathroom with a shower and sink.

Ventilation

Both buildings are SKOV thermostatically controlled, ceiling mounted 24" exhaust chimney fans with actuated ceiling mounted air inlets. Each room can move 155,000 CFM.

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Feeding System

Site utilizes FeedLogic Feed Saver with PVC flex auger system. There are six, 12-ton feed bins with vibrators and line sensors.

Water & Well Information

Stainless steel cup drinkers in pens. A well is located on site. Rural water also available. Contact agent for details.

Flooring

New interlocking plastic slats installed in 2017.

Comments

Nice buildings ready for pigs.

Additional Land for Sale

Seller has additional hog buildings for sale in Harrison 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.

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Northeast looking Southwest



North looking South



Controllers



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