

For Sale

ACREAGE:

LOCATION:

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

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

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**

REID: 000-3859-08



Plat Map

Pierson, Cherokee County, IA Grand Meadow Township

Betty DeGroh Trust 125	Steven Barwick Family Trust 152 1*	Farms Boothby LLC Farms 160 LLC etal 80 Paul Mattoon Trust etal 160	In His Name Trust 160 10 10 10 10 10	11 Beulah Bryant Robert Trust Bryant etvir 160 160	Frank Mattoon Trust etal 160
Mark Burnham Arthouse Mark Mark Mark Mark Mark Mark Mark Mark		William William U Trust 158 16 318	Sokolowski Trust 464 1/5 sandra	Beulah Bryant Trust 160 141 44	620th ST
 Sandra Guthridge Trust 212 Stanley Lindgren etux etux 120 	W Eldon ≷ Meissner ± etux 160 Geörge Mundy Trust tal 160	Larry Klingensmith 160	Henke Su Douglas Henke Trust 78	W Jerry Slota Lloyd e etux Keck u 160 160	Paul Mattoon etal 160
Richard Riemen- schneider	AWS Land BO BO BO BO BO BO BO BO BO BO BO BO BO	Lindsay Trust III Anet Lindsay III Lanet Lindsay IE Lindsay III Lanet Lindsay III Lanet Lindsay Trust III Lindsay Trust III Lindsay Trust III Lindsay Trust III Lindsay Trust III Lindsay Trust III Lindsay Trust III Lindsay Trust III Lindsay Trust III Lindsay Trust III Lindsay Trust III Lindsay Trust III Lindsay Lindsay Li	KBM Land LLC 159 STEL H H H H H H H H H H H H H H H H H H H	Casey Trapp etux 160 Townsend 23	Colleen Keck 77 Colleen Collee
Jr Trust 258 LLC 80 Dean Riemen- schneider 84 etvir 80	Robert Knaack 40 Zuming Zuming trust 40 Robert Clarke Crocker 235 Irust 40 Robert Clarke Crocker	Penny Klingensmith etal 154		stephen 320 Strub Trust etal 160	Mai Welding Supply Ltd 80 Paul Mattoon 80 Trust etal
Gregory Herbold etux A Ave. / Almono etal 44 Claude 30 Stromer	d Ave. 160	AWS Land LIC 315	Frank 640th ST DFB Farms Inc 160 160	Larry Trapp etux 360 26	Darlene Roepke Trust 158 25 240
Claude 30 Stromer Phillips LP etal etux 87 160 Eugene Herbold Irvin 125 78	Lowell 29 Allen 2 Frust 2 Dorothy Ray 0 2 Cr Ray 0 2 Cr Ray 0 2 Cr Hand 2 Cr Trust 156	Prank Mattoon Trust etux 158	the state of the s	360 26 10 Kyle Charles 40	
Lois Allen 44 Naer 64 Rogra Migro Koger Koger Vjicox Vjicox	Albert Philips Lund etux 40 Roger Wilcox 40 Albert Frust etux 40 Roger 40 Albert Frust etux 40 Roger 40 Albert Frust etux 40 Roger 80 Roger 80 Roger 80 Roger 80 Roger 80 Roger 80 Roger 80 Roge	Arnold Dawson etux 235 Date 1 Trast Trast Trast	Gary Slota Slota Trust 80 80 34	Karen Utesch Trust 159 35	amesitt os sured 151 151 151 151 151 151 151 15
And	eadow Twp. al	Dorothy Matthew Utesch Cherokee Co.	Darrell Strawn Trust etux 160 Brandon Utesch 160	Craig Utesch Trust ctux 160	Siota etal 200 Mat- toon 40
[1] Darwin Phillips Union 2* 128	Daniel Murray 121 Phylip	Woodbury Co. etal 257	David Linn Utesch 129 141	Karl Hore Trust Wor- More 151 40	
Minnesota Ave that that that 164 164 17 178 17 178 178 17 178	arvi bold bold ap Trust less etux 74 etux 41 56	Burnham etux 154 Wanda Unn 75	George Nafe ctal 152 L36	Panses 77 et	Trust 116 Cralg Utesch ux Trust
Robert knaack B2 Raymond Knaack etux 159 Daryl Fixsel Trust etux 156	Karen Lund Richard Benson Trust Tust	110th ST Ruth Countryman 309	Alan Linn 78 etal 76 Goodwin 10 tius	Joe Linn 1118 Keith Goodwin	State State Trust State
RIERSON Douglas	B 277 No	Andrew V g	Leonard Todd 79 Altemus	etux 1	Rirk Utesch Bruce

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

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



Aerial Photo

5.56 Acres, m/l



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.

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



Property Information



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.

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



Property Photos

Northeast looking Southwest



North looking South



Controllers



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