

**ACREAGE:**

**7.81 Acres, m/l &  
Three, Hog Finishing Buildings**

**LOCATION:**

**Plymouth County, IA**

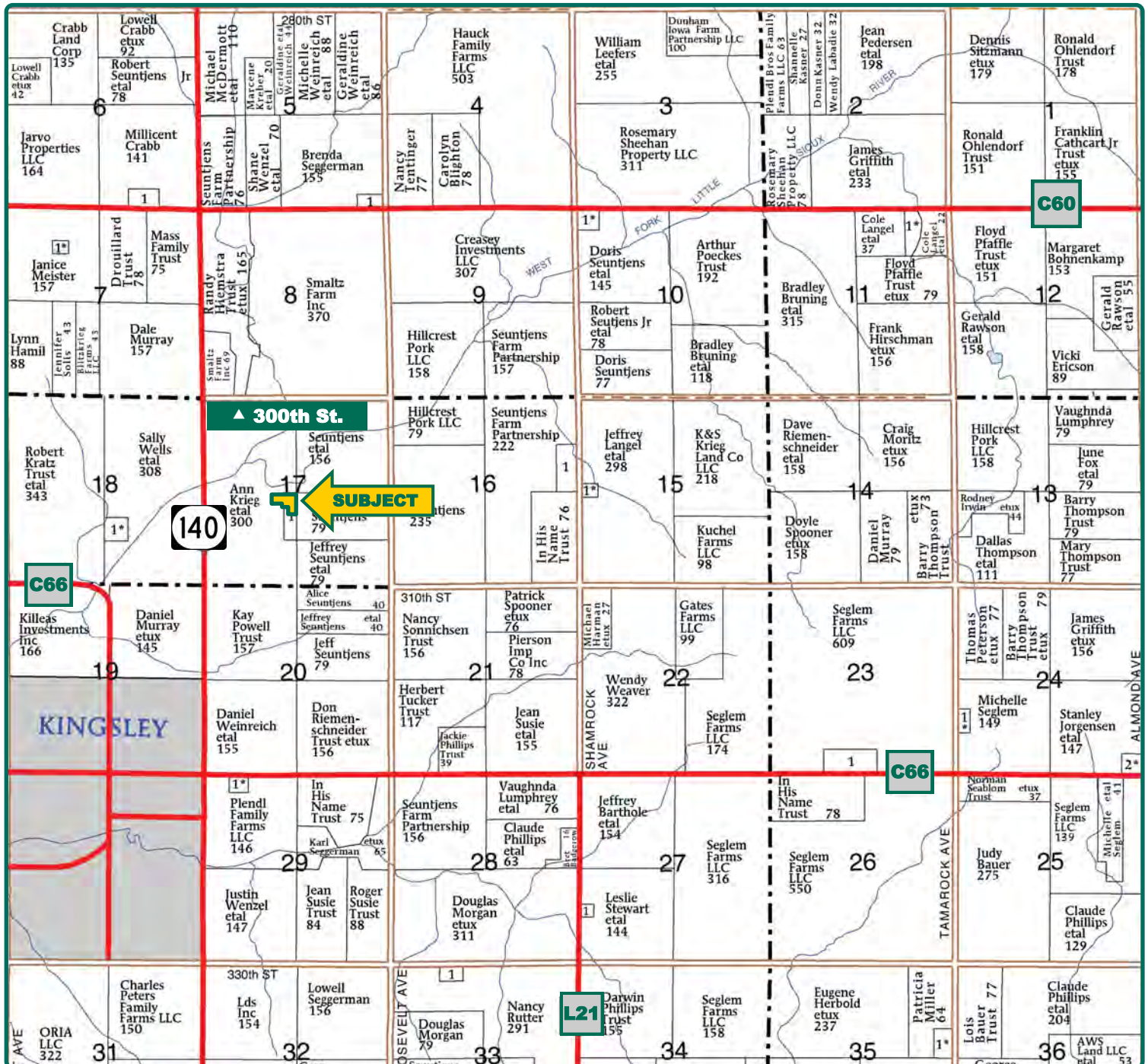


### Property Key Features

- Three - Finishing Barns with a Total Capacity of 5,300 Head
- Controlled Environment with Maximus Controllers
- Buildings Remodeled in 2014, Including Flooring, Feeders & Penning

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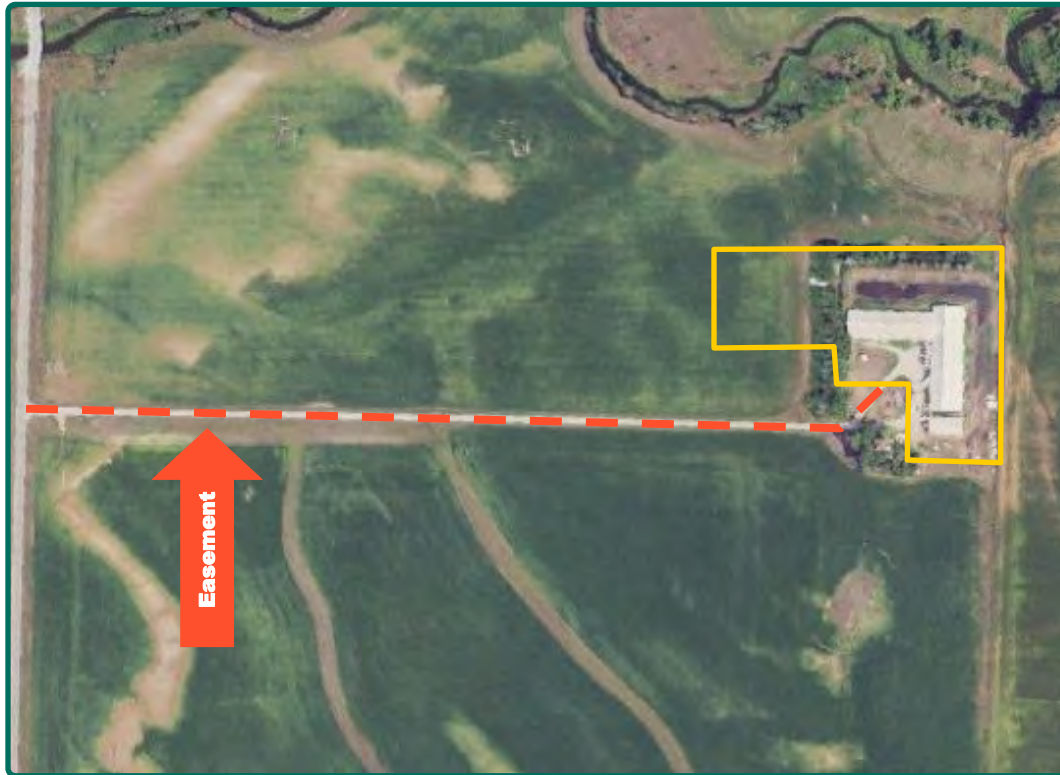
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## Property Information

**7.81 Acres, m/l**

### Location

From Kingsley: Go north on IA-140 for 1½ miles. The site is on the east side of the road.

### Address

Hwy 140  
Kingsley, IA 51028

### Price & Terms

#### PRICE REDUCED!

- \$510,000–\$459,000
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$2,738.00  
Net Taxable Acres: 7.81  
Tax Parcel ID #: 27-17-300-007

### Contract

No contract in place.

### Buildings

There are three, finishing barns with a total capacity of 5,300 head. West barn is 70' x 238' with an 8' pit. East barn is 80' x 276' with an 8' pit. East and west barns were built in 1998. South barn, built in 2006, is 40' x 90' with an 8' pit. All barns were renovated in 2014. Barns are wood-framed with poured concrete stem and fully insulated walls.

### Electrical

120kW Cat LP generator. LP tanks are leased. Contact agent for detail.

### Heaters

250,000 BTU heaters in each room.

### Office Space

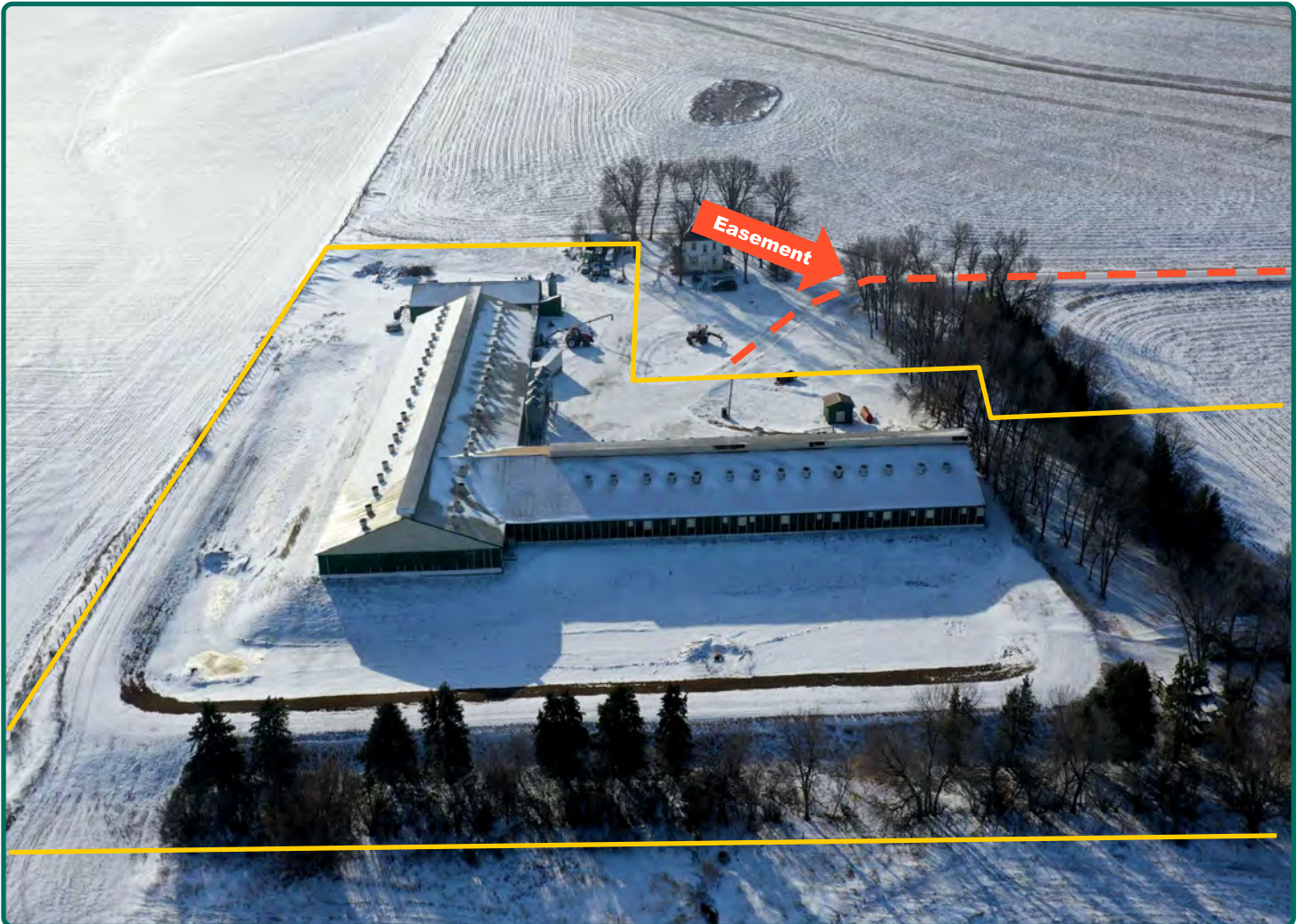
An electric heated 20' x 70' office is on-site. The office offers medication storage and a bathroom with a shower and sink.

### Ventilation

All buildings are SKOV thermostatically controlled, ceiling mounted 24" exhaust chimney fans with actuated ceiling mounted air inlets. 155,000 CFM per room. South barn has wall mounted exhaust fans.

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### Feeding System

There is one, 18-ton and four, 14-ton feed bins on-site with an automated chain disc feed system. Large pen design with food court.

### Water & Well Information

There are nipple waterers in the feeders. A well is located on site.

### Easement

There is an easement to the site. 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.*

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West looking East



Southwest looking Northeast



Southeast looking Northwest



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