

ACREAGE:

**7.20 Acres, m/l &
Five, Wean-to-Finish Hog Buildings**

LOCATION:

Harrison County, IA



Property Key Features

- Three - 2,400 Head Wean-to-Finish Hog Buildings, Built in 2008
- Two - Single-Wide Finishers, 930 Head Per Building Capacity, Built in 1993
- Buildings Remodeled in 2015

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

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag



Property Information

7.20 Acres, m/l

Location

From Woodbine: Go north on Panorama Ave. / L16 for 7.3 miles, then head west on 130th St. for 1.8 miles. Both sites are on the south side of the road.

Address

West Site
2620 130th Street
Woodbine, IA 51579

East Site
2636 130th Street
Woodbine, IA 51579

Price & Terms

PRICE REDUCED!

- ~~\$566,150.00~~ \$279,000.00
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As agreed upon.

Real Estate Tax

Taxes Payable 2023 - 2024: \$8,336.00
Net Taxable Acres: 7.20
Tax Parcel ID #: 070000236902000,
070000236801000, 070000236901000 &
070000236703000

Electrical

100kW diesel, fully automatic standby generator at each site.

Heaters

Both sites use 125,000 BTU hanging heaters.

Office Space

Each site has an 80' x 20' office/washroom. The washrooms contain a sink, toilet, shower and laundry.

Buildings/Improvements

- 3 - 2,400 head wean-to-finish hog barns
 - Built in 2008, remodeled in 2015
 - Each barn is 100' x 190'
 - 8' pit under each barn
 - Wood-framed w/ poured concrete stem
 - Fully insulated walls
 - Enclosed, heated 8' hallway/loadout
 - 2 - 930 head wean-to-finish hog barns
 - Built in 1993
 - 40' x 180'
 - Wood-framed w/ poured concrete stem
 - Fully insulated walls
 - Enclosed, heated 4' hallway/loadout
 - 2015 updates: ventilation, feeders, vaporizing cool lines, heat, Maximus controllers, LED lighting and more.
- Contact agent for details.

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

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag



Ventilation

All buildings have the SKOV style thermostatically controlled, ceiling mounted 36" and 24" chimney fans. There are actuated ceiling mounted air inlets. Each room is designed to move 155,000 CFM of air.

Water & Well Information

There are nipple waterers in the feeders. There is one well that is utilized by both sites.

Feeding System

West Site: There are 8, 12-ton feed bins. PVC flex auger delivers feed to double sided, SDI, stainless steel feeders in pens.

East Site: Multiple feed bins of various sizes are on site. PVC flex auger delivers feed to various double-sided, SDI stainless steel feeders in pens.

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 S. 11th Street
Nevada, IA 50201
www.Hertz.ag

West Site - Looking Northwest



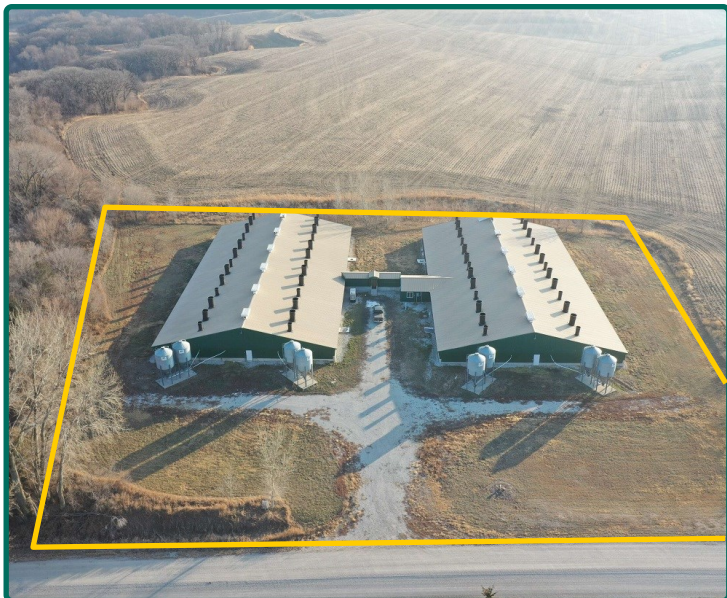
East Site - Looking Northeast



East Site - Looking Southeast



West Site - Looking South



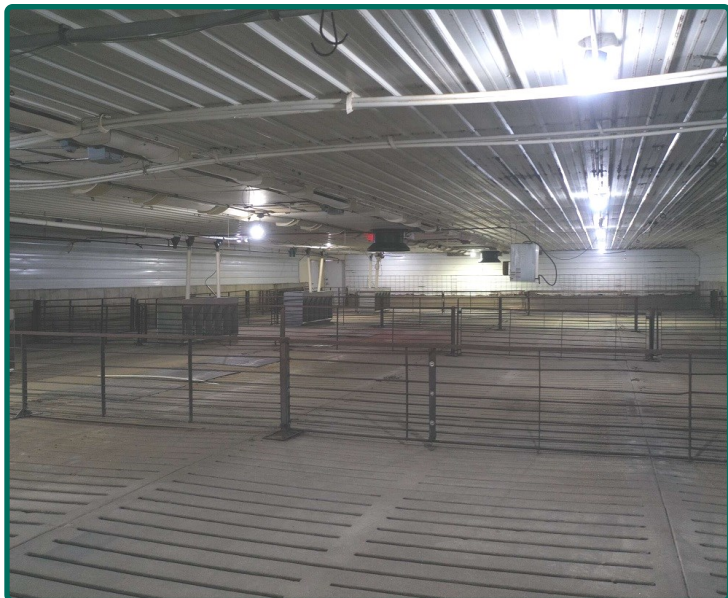
Kyle Hansen, ALC
Licensed Broker in IA, MO & NE
515-370-3446
KyleH@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag

East Site - Interior



East Site - Interior



East Site - Controllers



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

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag