

ACREAGE:

**3.20 Acres, m/l &
One, Swine Finishing Building**

LOCATION:

Floyd County, IA



Property Key Features

- Custom Built 2,400-Head Swine Finishing Barn
- Features Include an Attached Office and Stand-By-Generator
- Facility Built in 2018

Mike Yegge

Licensed Salesperson in IA & MN

641-590-1936

MikeY@Hertz.ag

641-423-9531

2800 4th St. SW, Suite 7

Mason City, IA 50401

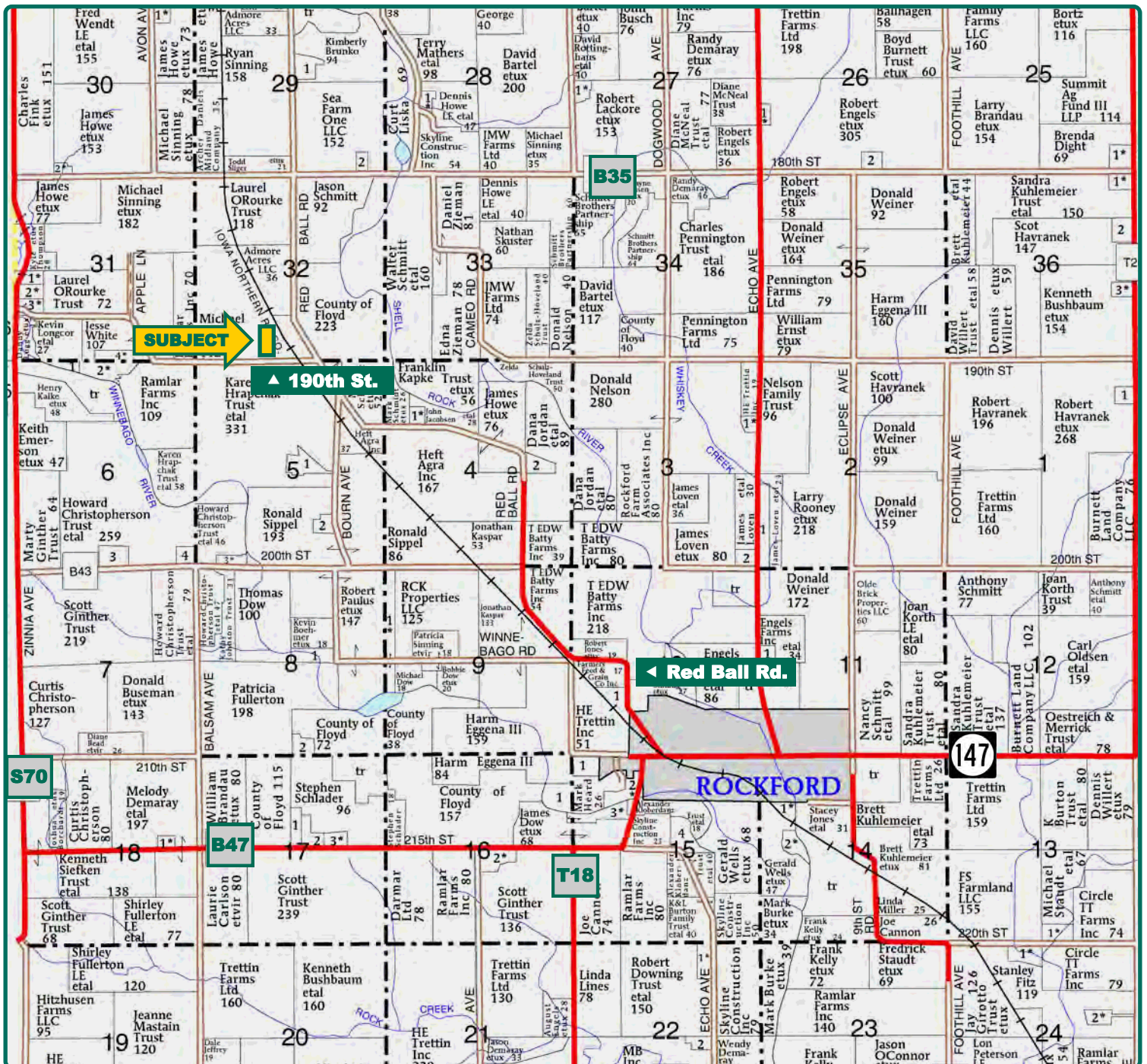
www.Hertz.ag

Carrie Seidel, AFM, CCA

Licensed Salesperson in IA & MN

563-920-7699

CarrieS@Hertz.ag



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

Mike Yegge
Licensed Salesperson in IA & MN
641-590-1936
MikeY@Hertz.ag

641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag

Carrie Seidel, AFM, CCA
Licensed Salesperson in IA & MN
563-920-7699
CarrieS@Hertz.ag



Property Information

3.20 Acres, m/l

Location

From Rockford: Go northwest on Red Ball Rd. for 3.2 miles, then west on 190th St. for 0.1 mile. Property is located on the north side of the road.

Address

1145 190th St.
Rockford, IA 50468

Price & Terms

PRICE REDUCED!

- ~~\$990,000~~ \$940,500
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,834.00
Gross Acres: 3.20
Net Taxable Acres: 3.00
Tax Parcel ID #: 053230000800

Lease Status

Hog site leased through August 15, 2027.

Water & Well Information

There is one well located on the property near the swine unit.

Manure Analysis

Manure analysis available. Contact agent for details.

Swine Buildings & Amenities

- 81' x 252' custom built swine finishing building, built in 2018
- 10' deep concrete pit

- Four, 15-ton bulk feed bins with weigh sensors
- Attached office and loading dock
- LP powered stand-by-generator
- Six, 250,000 BTU heaters
- 3,000 gallon LP storage

Additional Land for Sale

Seller has additional farmland and hog building sites for sale located near this property. 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.

Mike Yegge

Licensed Salesperson in IA & MN
641-590-1936
MikeY@Hertz.ag

641-423-9531

2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag

Carrie Seidel, AFM, CCA

Licensed Salesperson in IA & MN
563-920-7699
CarrieS@Hertz.ag

Looking Northwest



Looking Northeast



Front View of Hog Site



Back View of Hog Site



Mike Yegge
Licensed Salesperson in IA & MN
641-590-1936
MikeY@Hertz.ag

641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag

Carrie Seidel, AFM, CCA
Licensed Salesperson in IA & MN
563-920-7699
CarrieS@Hertz.ag

Feeding Unit



Finishing Pens



Alley View of Finishing Pens



Alley View of Finishing Pens



Mike Yegge

Licensed Salesperson in IA & MN

641-590-1936

MikeY@Hertz.ag

641-423-9531

2800 4th St. SW, Suite 7

Mason City, IA 50401

www.Hertz.ag

Carrie Seidel, AFM, CCA

Licensed Salesperson in IA & MN

563-920-7699

CarrieS@Hertz.ag

Make the Most of Your Farmland Investment

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

Mike Yegge

Licensed Salesperson in IA & MN

641-590-1936

MikeY@Hertz.ag

641-423-9531

2800 4th St. SW, Suite 7

Mason City, IA 50401

www.Hertz.ag

Carrie Seidel, AFM, CCA

Licensed Salesperson in IA & MN

563-920-7699

CarrieS@Hertz.ag