

ACREAGE:

6.00 Acres, m/l

LOCATION:

Floyd County, IA



Property Key Features

- 4,400-Head Swine Nursery Site with 150-Head Swine Finishing Capacity
- Well-Maintained Facilities on 6.00 Acres, m/l
- Located Near Rockford, IA

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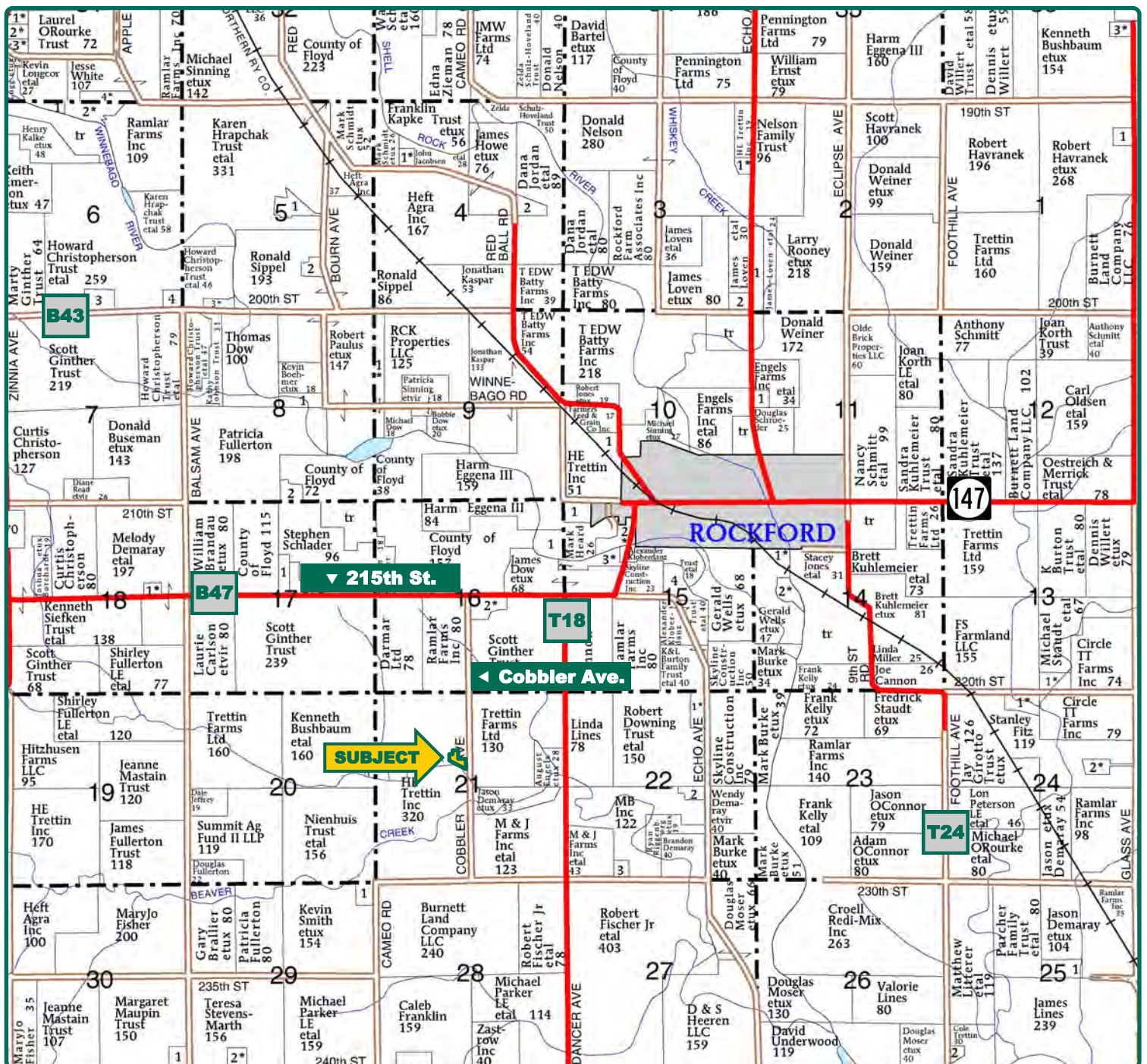
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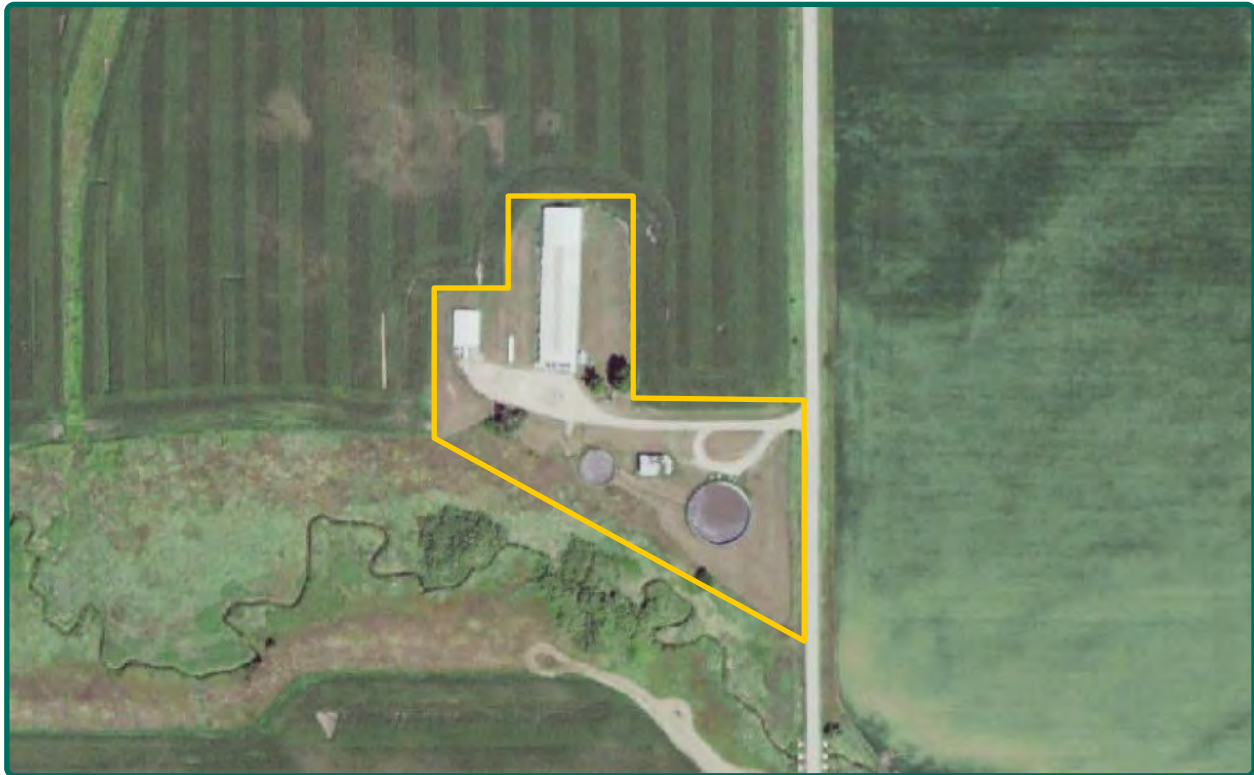


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Property Information

6.00 Acres, m/l

Location

From Rockford: go west on B47 / 215th St. for 2 miles, then south on Cobbler Ave. for ½ mile. Property is on the west side of the road.

Address

2235 Cobbler Ave.
Rockford, IA 50468

Price & Terms

- \$484,000
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2023 - 2024: \$959.05*
Net Taxable Acres: 6.00*
Tax Parcel ID #: Part of 92110000200
**Taxes estimated pending tax parcel split. Floyd County Treasurer/Assessor will determine final tax figures.*

Lease Status

Hog building site leased through August 15, 2027.

Swine Buildings & Amenities

- 60' x 204' swine nursery built in 1989 with 60' x 64' addition built in 2017
- 60' x 40' isolation barn built in 2005
- 10' x 12' shed built in 1989
- 32' x 45' utility building built in 1989
- 60' x 8' concrete pit built in 1989
- Two, 4-ton feed bins
- Four, 6-ton feed bins

- Two, 60,000 BTU heaters in each room
- 6,000 gallon LP storage
- LP powered stand-by generator

Water & Well Information

There is one well located near the swine buildings.

Manure Analysis

Manure analysis available. Contact agent for details.

Manure Agreement

There is a manure agreement in place on this property. Contact agent for details.

Wind Lease

There is a wind lease option in place. Contact agent for details.

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Comments

Well-maintained hog site near Rockford, IA.

Survey

If adjoining parcel sells to a different buyer, a survey will be completed. The final sale price will be adjusted up or down based on final surveyed acres. Contact agent for details.

Additional Land for Sale

Seller has additional farmland and hog building sites for sale 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.

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Nursery Pens



Feeding Unit



Nursery Pens



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Looking East



Looking Southwest



Looking Northwest



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