

**ACREAGE:**

**8.00 Acres, m/l**

**LOCATION:**

**Floyd County, IA**



## Property Key Features

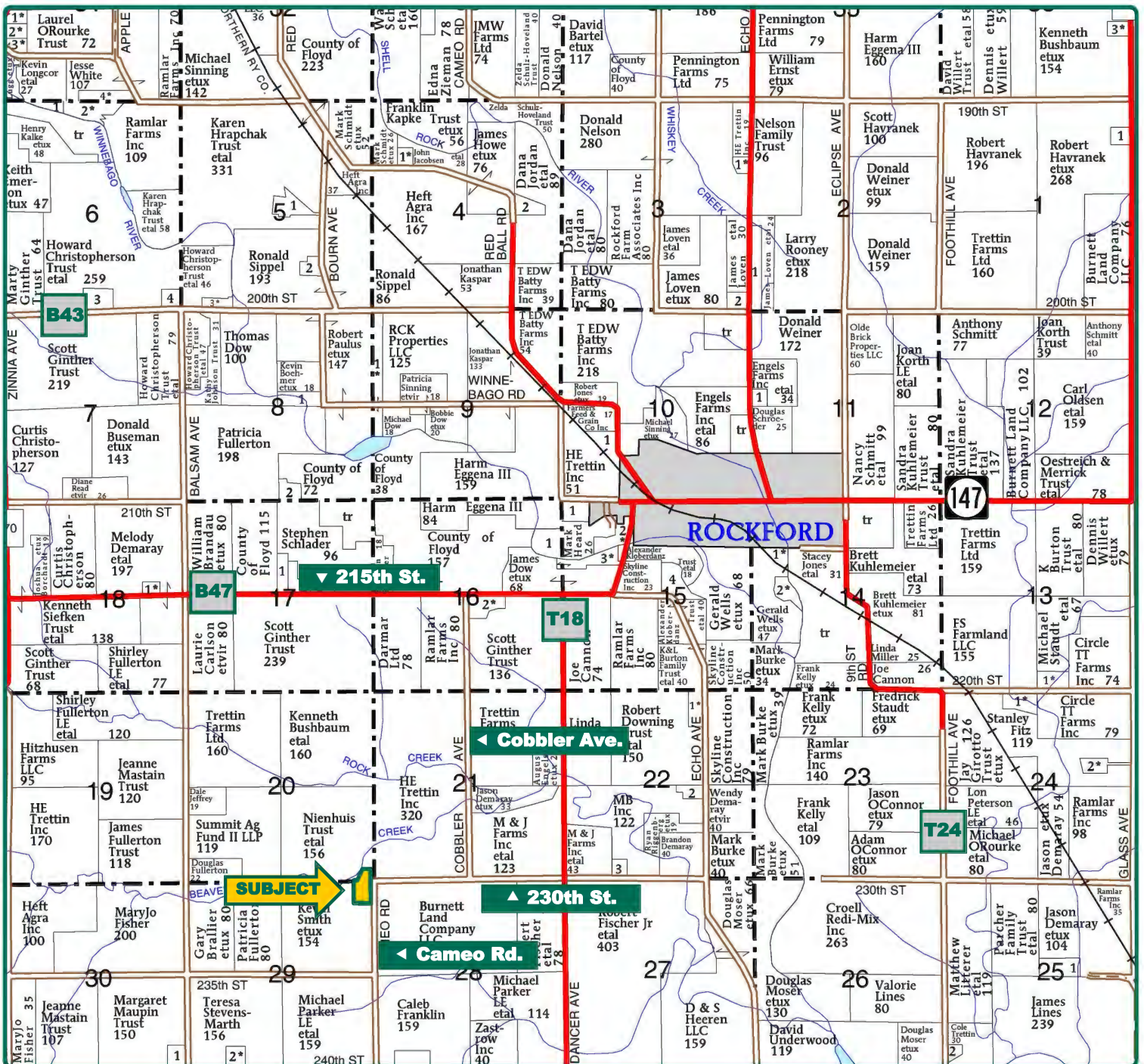
- 4,000-Head Swine Finishing Site
- Well-Maintained Facilities on 8.00 Acres, m/l
- Located Near Rockford, IA

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## Property Information

**8.00 Acres, m/l**

### Location

From Rockford: go west on B47 / 215th St. for 2 miles, then south on Cobbler Ave. for 2 miles, then west on 230th St. continuing onto Cameo Ave. Property is located on the west side of Cameo Rd. and 230th St.

### Address

2303 Cameo Rd.  
Rockford, IA 50468

### Price & Terms

- \$506,000
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$1,044.33\*  
Gross Acres: 8.00\*  
Net Taxable Acres: 7.61\*  
Tax Parcel ID #: 92920000300 & part of 92040000300

*\*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

- Four, 41' x 204' swine finishing buildings built in 1998
- 18' x 24' office built in 1998

- 14' x 14' utility shed built in 1998
- 120' x 12' concrete pit built in 1999
- Attached loading dock
- Sixteen, 6-ton feed bins
- Two, 110,000 BTU heaters in each building
- 6,000 gallon LP storage
- 40Kw diesel 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.

### Comments

Well-maintained hog site near Rockford, IA.

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### 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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Looking Northwest



Looking South



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Alley View of Finishing Pens



Feeding Unit



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