

IOWA LAND SALES & FARM MANAGEMENT

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POWESHIEK COUNTY

Sealed Bid Auction

DETAILS

**5 acres m/l including a 2,485- head
Hog Confinement in Poweshiek
County, Iowa**

5
acres m/l

1 PARCEL



Matt Mann
641-990-4016

Matt@IowaLandSales.com



Vince Johnson
641-891-5326

Vince@IowaLandSales.com



5 acres m/1 including a 2,485-head Hog Confinement in Poweshiek County, Iowa.

Description: One 2,485-head wean to finish tunnel ventilated hog confinement with 5 acres m/1 being offered for sale as an individual parcel 2.5 miles south of Deep River in Poweshiek County, Iowa. The building was constructed in 2019 and a contract is currently in place with a reputable integrator. A unique opportunity to purchase a property of this quality with expansion opportunities, pending approval of another permit.



Property Information

Legal Description

Poweshiek County – 5 acres m/l located in Parcel D of the SW ¼ SE ¼ in Section 20, Township 78 North, Range 13 West of the 5th P.M., Poweshiek County, Iowa (Final Legal Description will be determined from abstract).

Property Address

2067 520th Avenue, Deep River, Iowa 52222.

Estimated Net Taxes

Taxes Payable 2023-2024: \$1,866.00

Possession

Possession of the building will be given at closing.

Building

There is one 2,485-head wean to finish tunnel ventilated hog confinement that was built in 2019 with an 8' pit. The barn is wood framed with a 4' poured concrete stem wall. All sidewalls, load out and the office have spray foam insulation. Once Swine LED lighting throughout the entire building. All stainless brackets on gating throughout entire building and a 4-bay compost system is on site. A new roof was installed on the entire building in the fall of 2023.

Contract

There is currently a contract in place with Cactus Family Farms, LLC through 2031 at \$44 per pig space. Upon closing, the integrator is going to cancel the existing contract with the seller and the new owner will be able to negotiate a contract with an integrator of their choice. Contact listing agent for additional information.



Property Information

Electrical

One 55 kW Kohler Diesel Generator. Two 1000-gallon LP tanks are leased through Agriland FS.

Heaters

LB White Heaters in each room. Brooder Heaters used for weaned pigs will stay with the building. Stainless LP drops throughout the entire building.

Office

An oversized 20' x 24' heated office attached to the building with a sink and refrigerator, which will remain with the building.

Feeding System

There are four 18-ton feed bins on site. One stainless steel dry feeder in each pen throughout the entire barn.

Ventilation

Two AP Expert Ventilation Controllers. Eight 50" and two 36" tunnel fans. Hard plastic ceiling air inlets throughout the entire barn.

Water & Well Information

A deep well and a 20,000-gallon cistern are located on-site. Two stainless steel cup waterers per pen.

Wind Easement

The subject property has a wind easement as part of the English Farms Wind Project with an underground collection line crossing it that services the wind turbine on the adjoining property. A map is enclosed highlighting the approximate location of this transmission line.



Aerial



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Map Center: 41° 32' 22.81, -92° 22' 52.74

0ft 212ft 424ft

20-78N-13W
Poweshiek County
Iowa





Property Images



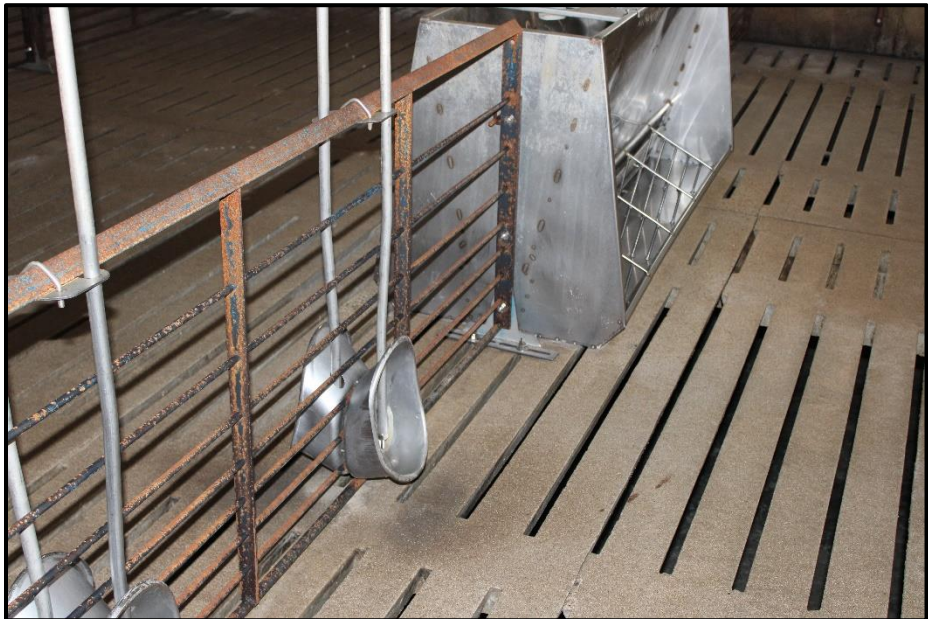
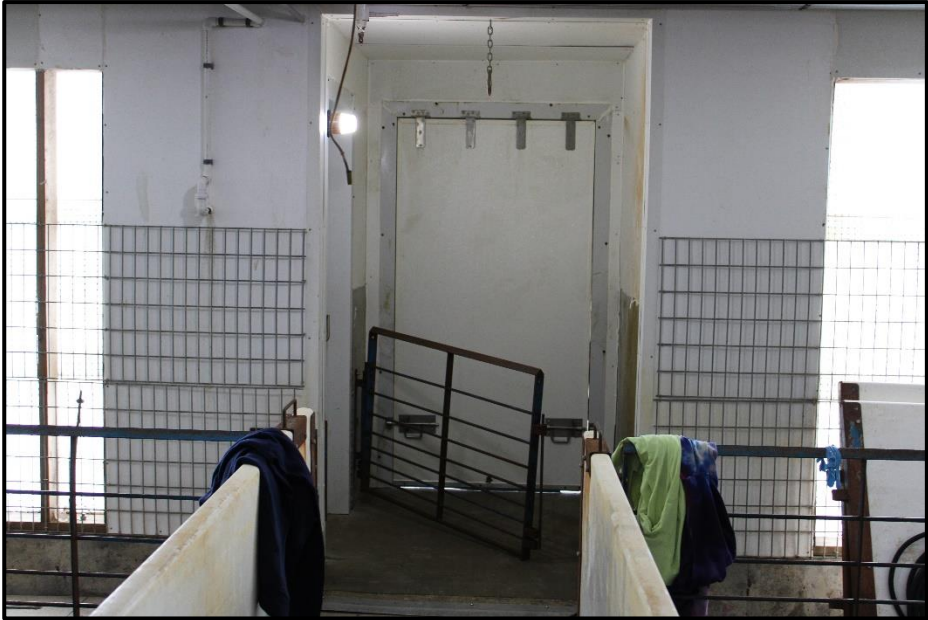


Property Images





Property Images



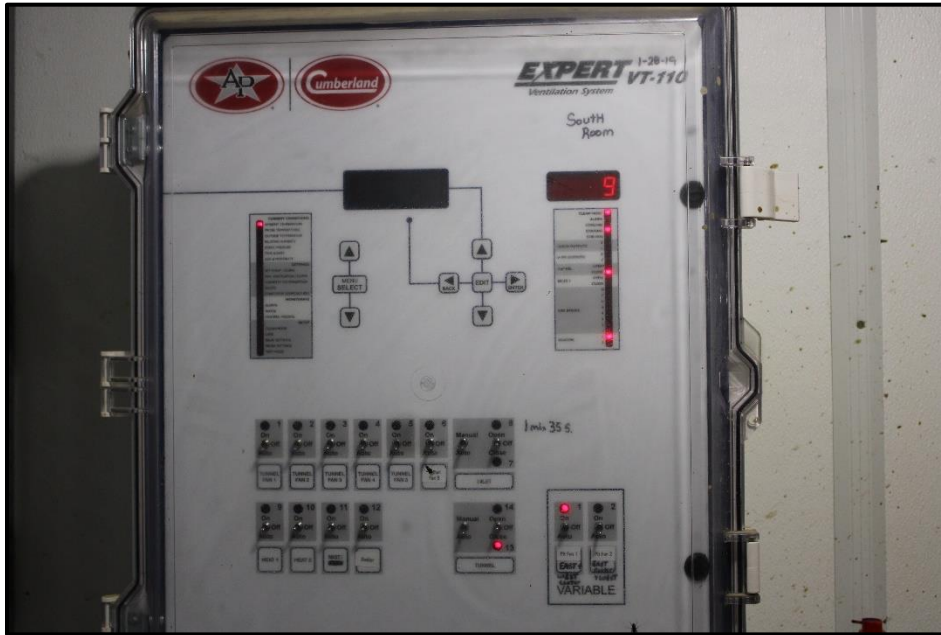


Property Images



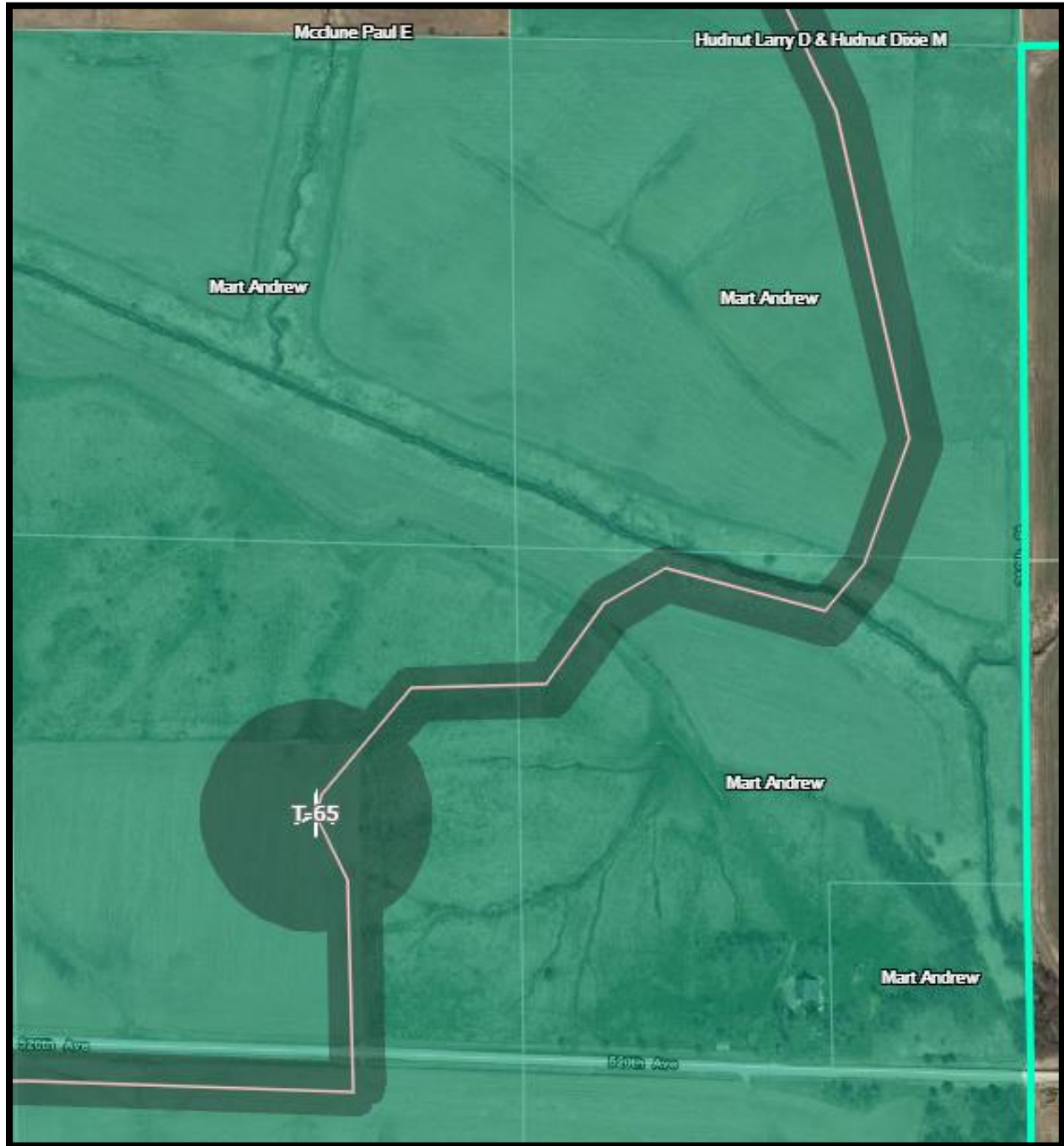


Property Images



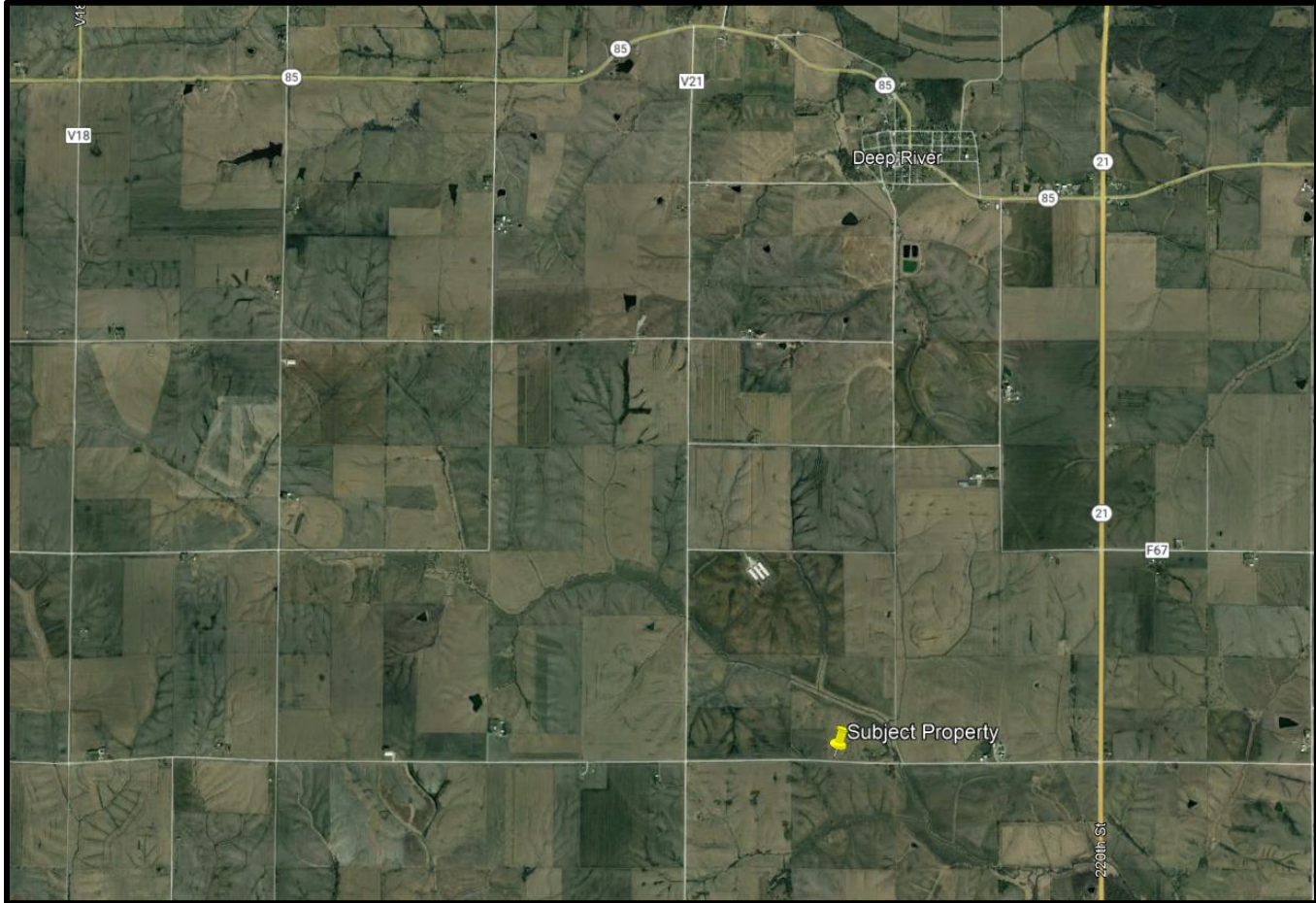


Wind Easement Map





Location Map





Terms & Announcements

Method: This property will be offered for sale as an individual tract.

Contract & Earnest Payment: A 10% earnest money payment is required upon acceptance of offer and balance will be due at closing.

Closing & Possession: Closing will occur on or before July 1, 2024. Possession will be granted to the buyer at closing.

Announcements: All property is sold on an “As is, Where is” basis. No warranty or guaranty, either expressed or implied, is made by the agent or seller. Sale is subject to all covenants, leases, and easements of record. Conducting inspections and due diligence is the responsibility of each bidder and at their own risk.

Disclaimer: *Iowa Land Sales obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*



Poweshiek County Sealed Bid Form

Bids are due to Iowa Land Sales & Farm Management, LLC on or before 12 PM on Wednesday, April 3, 2024.

5 acres m/l including a 2,485-head Hog Confinement in Poweshiek County, Iowa

Total Amount Bid for Property: \$ _____ total.

Bidder Name: _____

Address: _____

Phone: _____

Email: _____

Terms of the Sale

- **Bid Form can be mailed to Iowa Land Sales & Farm Management, LLC 1043 440th Avenue, Malcom, Iowa 50157 or emailed to Matt@IowaLandSales.com.**
- **Minimum bid is \$825,000.00 or \$330 per pig space.**
- Sellers may reject any & all bids for any reason, including prior to sale.
- All interested parties are required to make their Sealed Bid on this bid form. The Sellers will review all bids after they have been received. Sellers will accept or reject all bids by 12 PM on Friday, April 5, 2024, and all bidders will be notified shortly thereafter.
- A 10% earnest money payment is required on the day of acceptance. Earnest payment may be paid in the form of check. High bidder will enter into a real estate contract immediately upon acceptance and deposit with Iowa Land Sales the required earnest payment. All funds will be deposited and held in the Iowa Land Sales trust account. Bidding is not contingent on buyer financing.
- Closing will occur on or before July 1, 2024. Balance of purchase price payable in guaranteed check at closing. Possession will be granted to the buyer at closing.
- All property is sold on an "As is, Where is" basis. No warranty or guaranty, either expressed or implied, is made by the auctioneer or seller. Sale is subject to all covenants, leases and easements of record. Conducting inspections and due diligence is the responsibility of each bidder and at their own risk. Announcements made on the day of the sale take precedence over previously printed information or oral statements

BIDDER'S SIGNATURE