

Midwest Land Management

LAND

FOR SALE

Buena Vista County, IA - Washington Twp, Section 24

12 Acre Horse Ranch



Property Location: 2.5 miles east and 3 miles north of Storm Lake, Iowa.

Property Address: 5707 130th Avenue (Highway 71 North), Storm Lake, IA

Legal Description: Lot E containing 12.08 acres in the Northeast Quarter of the Northeast Quarter (NE¹/₄ NE¹/₄) of Section Twenty-four (24), Township Ninety-one (91) North, Range Thirty-seven (37) West of the 5th P.M., Buena Vista County, Iowa.

Annual Real Estate Taxes: \$988.00

Custom-built horse facility

- ◆ 60' x 96' horse arena
- ◆ 36' x 48' breeding station with custom built stalls
- ◆ 16' x 30' apartment area with loft
- ◆ 24' x 32' barn
- ◆ Corn crib with finished lean-to



Note: Midwest Land Management is pleased to be selling this ranch conveniently located near Storm Lake, Iowa. This property has lots of potential for horse enthusiasts and endless opportunities for a land owner to renovate this massive building to suit their specific needs! Iowa DOT traffic counts for this property of approximately 2500 vehicles/day make it an ideal location for a seed dealership, storage facility, or equipment sales. The opportunities are abundant!

Price: \$250,000, possession upon closing

John and Linda Phillips, Owners

For More Information Call Ben Hollesen 712-253-5779

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MIDWEST LAND
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less".