

Midwest Land Management

LAND

FOR SALE

Buena Vista County, IA - Poland Township, Section 6

Swine Facility



Property Address: 1948 County Line Road, Webb, IA.

Property Location: 2½ miles south of Webb, IA on M54 and ½ mile west on 510th St.

Legal Description: 3 tracts of land in the North Half (N½) of Section Six (6), Township Ninety-three (93) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, IA. Exact legal to be taken from the abstract.

Attention Swine producers: The K-Webb swine facility has long been a staple in the Webb area. The facility is located on 3 different sites and will hold a varying range of head capacity based on the square foot allowance that you wish to utilize - ranging from 8,971 head at 8 ft/pig up to 10,207 head at 7 ft/pig. The seller wishes to keep the grain bin facility and the shop/storage shed. All buildings have backup generators.

Property Highlights:

- ◆ 35 Acres m/l
- ◆ 2 story home for swine manager
- ◆ 10,000 head +/- finishing space
- ◆ 1,200 head farrowing unit
- ◆ 4 rooms with 48 gestation crates
- ◆ Additional square footage could provide future growth & expansion

Price: \$1,800,000

Terms: Possession upon closing. Annual real estate taxes: \$5,939 est.

K-Webb Inc., Owner

Contact Ben Hollesen for a private showing - 712-253-5779

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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".