

Midwest Land Management

LAND

# FOR SALE

Sac County, IA - Boyer Valley Township, Section 21



6,000  
Head  
Swine  
Facility

**Property Address:** 2188 250th Street, Early, IA.

**Property Location:** 2 miles south of Early, Iowa on Highway 71 & ¼ mile west on 250th Street.

**Legal Description:** Part of the Northeast Quarter of the Northeast Quarter (Pt. NE¼ NE¼) of Section Twenty-one (21) AND Part of the Southeast Quarter (SE¼) of Section Sixteen (16), all in Township Eighty-eight (88) North, Range Thirty-seven (37) West of the 5th P.M., Sac County, IA.

**Annual Real Estate Taxes:** \$2,058

**Property Highlights:**

- ◆ 12.85 Acres m/l
- ◆ 6,000 head wean to finish barns (7.8 ft/pig)
- ◆ 2 - 11,500 bu. grain bins
- ◆ 40' x 90' storage shed
- ◆ 5 bedroom home and 3 car garage
- ◆ Outside office/shower facility
- ◆ Updated septic
- ◆ New whole farm standby generator
- ◆ Many new bulk bins and feeder updates
- ◆ Recent steel and insulation updates to barns

**Attention Swine producers:**

This is a rare opportunity to purchase a total farm package. The Four Square Farms property contains everything you need as a family looking to move to a farm and start in the swine industry or someone just looking to expand their operation. This farm contains over 12 acres with a home, storage facilities, outdoor office, 6,000 head of pig space at 7.8 ft/pig, and much more. This farm has had extensive upgrades over the years and is well cared for by the current owner. There are not many opportunities to own a farm like this.

**Price: \$865,000**

**Four Square Farms LLC, Owner**

**Contact Shane Brant for a private showing • 712-301-4664**

**Midwest Land Management and Real Estate, Inc.**

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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".