

Midwest Land Management

LAND

FOR SALE

Clay County, IA - Herdland Township, Sections 16 & 25



2 - 2,080 Head Swine Facilities

*Located within 5 miles of each other,
these two units feature 4 finishing barns
and multiple updates.*

The northern unit is located 4 miles west of Webb, Iowa on County Road B63 and ½ mile north on 250th Avenue.

Property Highlights Include:

- ♦ 3.5 acres m/l
- ♦ 1 new 40' x 208' finishing unit built in 2019
- ♦ 1 40' x 208' finishing unit built in 1999
- ♦ 2,080 head finishing space

Annual Real Estate Taxes: \$406

Price: \$790,000

Contact Zach Anderson for a private showing • 712-298-1606

Midwest Land Management and Real Estate, Inc.

2506 11th Avenue SW. • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

www.midwestlandmanagement.com

& REAL ESTATE, INC
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".

For Sale - Two 2,080 Head Swine Facilities



The southern unit is located ½ mile south of Webb, Iowa on 290th Avenue, 1 mile west on 490th Street & ½ mile south on 280th Avenue.

Property Highlights Include:

- ♦ 2 - 40' x 208' finishing units
- ♦ 2,080 head finishing space
- ♦ 8 ft. pits
- ♦ Partial new roof on west barn
- ♦ Rural water
- ♦ Property to be surveyed prior to sale

Annual Real Estate Taxes: \$588 (estimated)



Broker's Note: Hog producers, come take a look at these units. Located on two different sites, both sites have been well maintained with multiple upgrades over the past few years. Give us a call today to take a look at the barns.

Price: \$790,000

Contact Zach Anderson for a private showing • 712-298-1606

Midwest Land Management and Real Estate, Inc.

2506 11th Avenue SW. • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

www.midwestlandmanagement.com

& REAL ESTATE, INC
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".