

Midwest Land Management

LAND

FOR SALE

Buena Vista County, IA - Coon Township, Section 32



Turkey Production Facility 40 Acres m/l

2050 590th Street, Newell, Iowa

Located 3 miles north of Newell, Iowa
on 200th Avenue.

Annual Real Estate Taxes: \$1,408 (est.)



Broker's Note: Located on a hard-surface road just north of Newell, Iowa, this farm offers a great opportunity to start or add to a livestock operation. This farm has been operated as a turkey farm but has many possibilities for future endeavors. These buildings are in very good condition for their age and have been regularly maintained. They're open now and ready for a new contract.

Price: \$365,000

Dana Haahr, Owner

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

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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".

Turkey Production Facility



Property Highlights:

- ◆ 40 acres m/l
- ◆ 10.2 cropland acres with Avg. CSR2 of 75.1
- ◆ Three (3) 65' x 496' grower-finish barns
- ◆ One (1) 66' x 160' brooder barn
- ◆ 18,000 gallon pressure tank



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