

Midwest Land Management

LAND

FOR SALE

Sac County, IA - Boyer Valley Township, Section 21



6,000 Head Swine Facility

2188 250th Street, Early, Iowa

Located 2 miles south of Early, Iowa on Highway 71 and 1/4 mile west on 250th St.

Annual Real Estate Taxes: \$2,030



Attention Swine producers: This farm has gone through major upgrades and renovations making it an excellent place to raise pigs. It features approximately 4,000 head of pig space that has been completely renovated including 2,000 head of space built brand new in the fall of 2019. This farm offers an excellent opportunity for someone looking to start in the swine business or someone who is looking to expand their operation. With so many new upgrades you won't find a more affordable place to raise pigs.

Price: \$895,000

Four Square Farms LLC, Owner

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

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 - 6,000 Head Swine Facility



Property Highlights:

- ◆ 12.85 acres m/l
- ◆ 2,000 head capacity barns built in 2019
- ◆ 2,000 head capacity newly renovated barns
- ◆ 6,000 head total capacity - 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
- ◆ Whole farm standby generator



Price: \$895,000

Four Square Farms LLC, Owner

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

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".