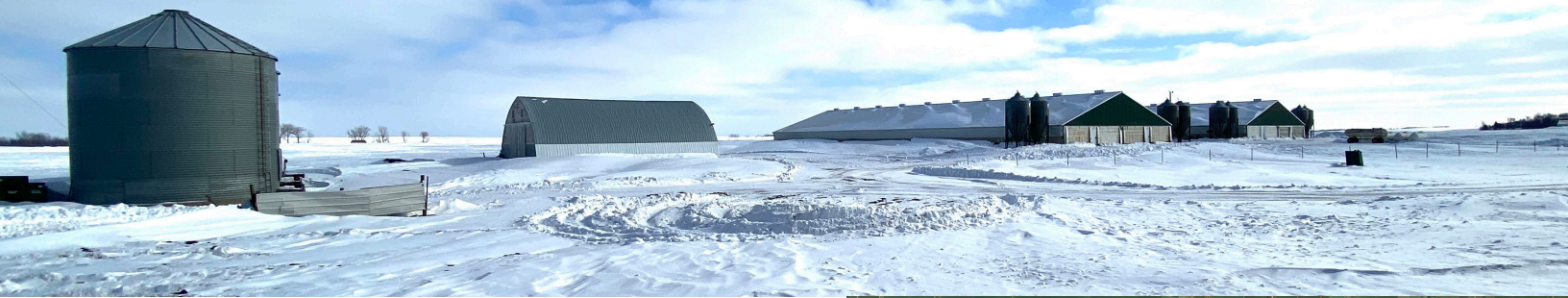




# FOR SALE



## 1004 Roosevelt Ave | Sibley

4,000 head wean to finish or feeder to finish hog site built in 2002, plus 40'x60' quonset & 3 grain bins.

- New Roofs 2019
- Ventilation: Tunnel
- Feeders: Hog Slat dry feeder w/ slat savers
- Waterers: SS double cups
- Building Dimensions: 80' x 200' (each)
- Kohler 55kw propane generator
- Water Source: Well
- Electric: Osceola Electric Coop
- Propane: (5) 1,000 gallon
- Taxes: \$738

**\$860,000**

**\$215 / Head Space**

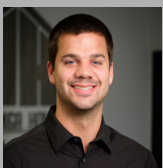
4.72 Acres - Traveling North on Hwy 59 / Straight onto Roosevelt Ave (gravel), Just South of the MN/IA Border on east side of road.



**Seth Hellinga**

712.320.0482

seth.hellinga@exprealty.com



**Keeran Sampson**

507.360.0694

keeran.sampson@exprealty.com


Licensed in Iowa & Minnesota

Agent Office: 2221 33rd St. | Spirit Lake, IA 51360







	North Barn	South Barn	Other Structures
Building Type	Wean/Feeder to Finish w/ brooders	Wean/Feeder to Finish w/ heat lamps	40' x 60' Quonset built 1963. Concrete floor.
Year Built	2002 (New Roof 2019)	2002 (New Roof 2019)	(2) 7,800 bushel bins built 1982
Flooring	Concrete Slat	Concrete Slat	(1) 6,800 bushel bin built 1996
Building Dimensions	80' x 200'	80' x 200'	<div><h2>Contact</h2><div><p><b>Seth Hellinga</b> (712) 320-0482 <a href="mailto:seth.hellinga@exprealty.com">seth.hellinga@exprealty.com</a></p></div><div><p><b>Keeran Sampson</b> (507) 360-0694 <a href="mailto:keeran.sampson@exprealty.com">keeran.sampson@exprealty.com</a></p></div><p><a href="#">View more Listings</a> <b>Income-Ag.com</b></p></div>
Number of Rooms	2	2	
Pig Spaces	2,000	2,000	
North Room	30 Single (18.5' x 8') 5 Double (16' x 18.5')	32 Single (18.5' x 8') 4 Double (16' x 18.5')	
South Room	34 Single (18.5' x 8') 3 Double (16' x 18.5')	40 Single (18.5' x 8')	
Ventilation	Tunnel Vent	Tunnel Vent	
Ventilation Controller	Chore-Tronics Model 16	Expert VT-110	
Emergency System(s)	Agri Alert 800 EZ	Agri Alert 800 EZ	
Ceiling:	Aluminum	Aluminum	
Feed System	Flex Flo	Flex Flo	
Feeders	(40) Hog Slat Dry Feeder w/ slat saver	(40) Hog Slat Dry Feeder w/ slat saver	
Waterers	SS Double Cups	SS Double Cups	
Load Out	Alley to high dock	Alley to high dock	
Generator	Propane Kohler 55kw		
Office/Entry & Hallways	Office has in floor heat, washer & dryer, two showers and stool. Separate storage room for brooders and generator.		
Manure Rights	Seller to retain		
Taxes	\$738	Water	Well
Price	\$860,000	Propane	(5) 1,000 gallon tanks
Price/Space	\$215	Electric	Osceola Electric Coop

\*All information is deemed to be reliable, but is not guaranteed. Buyer to conduct own due diligence.