

1741 Vine Ave, Ocheyedan



\$499,000

3,720 hog finishing site located in 2 miles east of Ocheyedan, Allison Township, Section 18, Osceola County. This site consist of three buildings. Two Identical 900 head finishing barns measuring 180'x42' built in 1994, both with shallow pits. These two barns have 2 rooms with 4 pens per room. In addition to the SS cup waters these barns have SS nipple waterers as well. Barn three is a 1920 head finishing barn measuring 390'x42' built in 1997. This barn has 2 rooms, 10 pens per room, with a 20'x7' center storage/utility room. All three barns have weighted natural inlets, Airstream TC5 ventilation controllers, AgriAlert 800 EZ emergency system, wet/dry feeders, SS cup waters, and steel ceiling. There are four 1,000 gallon propane tanks, well water with rural water back up, electric by OEC. Buyer to gain full manure rights & responsibilities at closing.



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*All information has been obtained from reliable sources, is deemed accurate but not guaranteed by Seller or EXP Realty.



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REALTY

3,720 Swine Feeder to Finish Barn

	South Barn	Middle Barn	North Barn
Year Built	1994	1994	1997
Floor	Concrete Slat	Concrete Slat	Concrete Slat
Pit	Shallow Pit w/ Pull Plug	Shallow Pit w/ Pull Plug	Pit
Building Dimensions	180' x 42'	180' x 42'	390' x 42'
Number of Rooms	2	2	2
Pig Spaces	900	900	1920
Number of Pens	8	8	20
Pen Sizes	45' x 18'6"	45' x 18'6"	42.5' x 18'10"
Ventilation	Weighted - Natural Ridge	Weighted - Natural Ridge	Weighted - Natural Ridge
Ventilation Controller	Airstream TC5	Airstream TC5	Airstream TC5
Emergency System	Agri Alert 800 EZ	Agri Alert 800 EZ	Agri Alert 800 EZ
Ceiling	Steel	Steel	Steel
Bulk Tanks	(2) 14 Ton	(2) 14 Ton	(4) 14 Ton
Feed System	Flex Flo	Flex Flo	Flex Flo
Feeders	(8) Wet/Dry Feeder	(8) Wet/Dry Feeder	(20) Wet/Dry Feeder
Waterers	12 SS cup, 16 SS nipple	12 SS cup, 16 SS nipple	80 stainless cups
Load Out	Alley to high dock	Alley to high dock	Alley to high dock
Generator	None	None	None
Office / Entry / Hall	None	12' x 12' office	20' x 7' utilities/ storage room
List Price	\$499,000	Water	Well/ Rural backup
Price / Space	\$134	Propane	(4) 1,000 gallon tanks
Taxes	\$516	Electric	Osceola County Electric
Manure	Buyer to gain full manure rights & responsibilities		

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Mostly 5'10" Wet / Dry Feeders



Barn three has 4 3'10" Wet / Dry Feeders



Barn 1 & 2 have SS Cup & Nipple waterers, Barn 3 all SS Cup

