



# 4,400 Head Finishing Site with Homestead

## 1346 Van Buren Ave | Ocheyedon, IA \$550,000



**Location:** Turn North on L62 NE of Ocheyedon, 1 mile North on L62, 1 mile East on 140th St, 1/2 mile North on Van Buren Ave. Property is on the East side of the road.

**Finishing Site** Confinement building #1, #2, #3 were built in 1998, confinement #4 was built in 2008. Each building is 1,100 head, there is a shared office & storage building between confinement 2 & 3. All barns are partial slat with scraper system and shared slurry tank. Buyer to gain full manure rights & responsibilities. The barns are open rafter with natural ventilation, each barn has (2) 15 ton bulk tanks with flex flo to SS dry feeders. There is rural water and well water to all barns with nipple waterers, plus SS cup waterers in barn #4. Groves are located on the west and north sides of the acreage and hog barns. There is no current feeding contact on the barns.



**Other Buildings**  
Homestead - Two story, 5 bedroom 1 bath home with attached single garage, and detached 3 stall garage. Two of the bedrooms do not have closets. Main level consists of 1 bedroom, living room, eat-in kitchen and porch. Upper level has 4 bedrooms, and a bathroom. Home has steel rod and siding. Propane FHA heat with central air.  
  
Pole Building - 1976 built 50' x 80' machine shed. 16' side walls, steel sliding doors on the west end measuring 24' x 15' and the south end measuring 19'8" x 15'. This building has a dirt floor and is wired with 110V.



**Total Acres:** 25.52, including 11.3 tillable  
**Power:** Osceola Electric Coop  
**Fuel:** 4 owned propane tanks 1 leased Coop Energy  
**Water:** Osceola County Rural Water & Well  
**Taxes:** \$1,536  
**Manure:** Buyer to gain full manure rights & responsibilities



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

<b>Finishing Site Overview</b>		
	<b>North 3 Barns</b>	<b>South Barn</b>
Building Type	Finishing	
Year Built	1998	2008
Floor	Partial Slat	
Pit	1.4M Gallon Slurry Store 120' x 19'	
Building Dimensions	48' x 200'	49' x 201'
Number of Rooms	1	
Number Pens	(40) 9'8" x 21'6"	(18) 20' x 21'6" (4) 9'6" x 21'6"
Ventilation	Natural, Curtain w/ Chimney	
Ventilation Controller	ViaCo Ventra Plus	
Ceiling	Open Rafter	
Feed System	(2) 15 Ton Bulk Tank Per Barn, Flex Flo to feeder	
Feeders	Stainless Dry Feeder	
Waterers	Nipple	Nipple & SS Cup
Load Out	Enclosed 11' x 9'6" Portable Ramp	
Generator	None	
Office / Entry / Hall	15' x 19' with a 15' x 12' storage area on the rear. Office has a washer, dryer, refrigerator, desk, wash basin, boot wash area, separate bathroom with toilet and shower and controls all medicators for barns.	
Water	Osceola County Rural Water & Well	
Electric	Osceola Electric Coop	
Propane Tanks	(3) Owned	Leased Coop Energy
Total Acres	25.52, 11.3 Acres Tillable	
Manure	Buyer To Gain Full Manure Rights And Responsibilities	
Other Buildings	<p>Homestead - Two story, 5 bedroom 1 bath home with attached single garage, and detached 3 stall garage. Two of the bedrooms do not have closets. Main level consists of a 1 bedroom, living room, eat-in kitchen, and porch. Upper level has 4 bedrooms and a bathroom. Home has steel roof and siding. Propane FHA heat with central air. Propane tank is owned. House is on Osceola County Rural Water, Osceola Electric, and has a septic tank that the seller will update (or credit buyer) at closing.</p> <p>Pole Building - 1976 Built 50' x 80' machine shed. 16' Side walls, Steel sliding doors on the west end measuring 24' x 15' and the south end measuring 19'8" x 15'. This building has a dirt floor and is wired with 110V.</p>	
List Price	\$550,000	
Taxes	\$1,536	

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