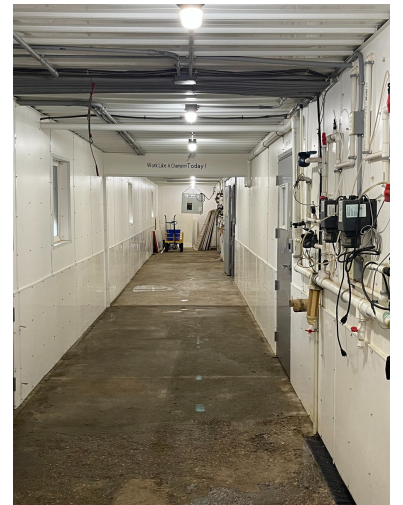
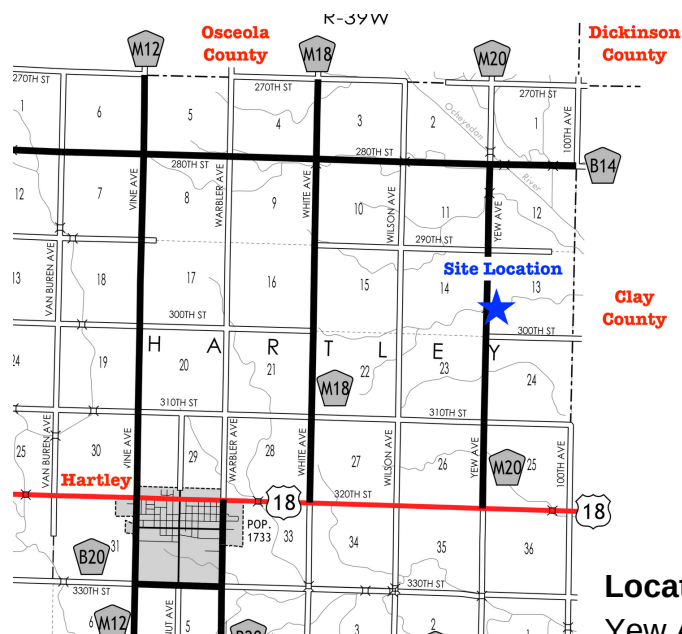


2970 Yew Ave | Hartley, IA \$1,080,000



Nursery: 4,000 head nursery site that was built on 4 acres in 2020. Property includes a 16'x 20' heated generator shed with a Generac generator. Site is serviced by Osceola Electric Coop and has (3) 1,000 gallon propane tanks. It has 2 rooms with 88 pens in each room and 176 total pens; an aluminum ceiling, poly grate flooring, and powder coated gates. There is power ventilation on the side walls that uses an edge controller and cable vents with doors on each end. Feed system consists of (4) 15 ton bulk bins and (1) 6 ton med bin with a chain disk feed system to Farmweld SS feeders. Well water services the barn with an additional cistern under the office. The load out is a high/low load out that is gooseneck accessible. Attached office includes a shower, boot wash, washer, dryer, and refrigerator. Buyer to enter into a new feeding contract with the current integrator or adequate notice can be provided for the sale without contract obligations.



Location: 3 miles East of Hartley on Highway 18. 2.5 miles North on Yew Ave. The property is located on the East side of the road.

Nursery Site Overview

Building Type	Nursery	
Year Built	2020	
Floor	Poly Grate- 18" tiles	
Pit	8' - flow through on the bottom	
Building Dimensions	102' x 148'	
Number of Rooms	2	
Number Pens	88 per room, 176 total	25 head per pen
Ventilation	Power ventilation on side walls and cable vents with doors	
Ventilation Controller	Edge controller	
Ceiling	Aluminum	
Feed System	(4) 15 ton bulk bin, (1) 6 ton med bin, Chain Disk - flex flo	
Feeders	Farmweld Stainless Steel Feeders	
Waterers	Farmweld Stainless Steel Cup Waterers	
Load Out	High/Low loadout - Gooseneck accessible	
Generator	Generac	
Office / Entry / Hall	26' x 36' , Shower in/out, boot wash, epoxy floors, stainless steel doors, washer/dryer, shower, water softener for shower, refrigerator	
Emergency System	Agri Alert	
Water	Well with cistern under office	
Electric	Osceola Electric Coop	
Propane Tanks	(3) - 1000 gal tanks	Coop Energy
Total Acres	4	
Manure	Buyer rights	
Other Buildings	16' x 20' Generator shed	
List Price	\$1,080,000	
Taxes	\$1,692	



Caleb Nicks
Listing Agent

CONTACT:
712-339-7486
caleb.nicks@exprealty.com

Keeran Sampson: 507-360-0694 | keeran.sampson@exprealty.com
Seth Hellinga: 712-320-0482 | seth.hellinga@exprealty.com
3121 Hwy 71 S Spirit Lake, IA 51360

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