

MIDWEST LAND GROUP PRESENTS

4 ACRES IN

CHEROKEE COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SWINE FACILITY IN A GREAT LOCATION

Located just outside of Cherokee Iowa are 4 1,000 head finisher buildings. They have a deep well and rural water backup. North barns are 42'x208' with new gates and wet-dry feeders. Gates swing to be able to adjust pen size or presort. The steel on the roof is less than 3 years old. Buildings each have two 15 ton bins and they have their own propane tank. They are curtain sided with linear actuators for the south curtain to run on a car battery which allows 12 hours of capacity without electricity. They have 6 pit fans with 3 on the south and 3 on the north and both buildings have stir fans. They were built in 2000.

The south building is 42'x208' and the gates are 3 years old. They swing to change pen size or presort. This

barn is split in the middle if needed to run two separate groups. There are four 6.6 ton bins. The roof steel is less than a year old. The feeders are dry feeders with suevia cup waters and a swinging nipple in each pen. This building was built in 1994. Curtains are the same as all of the other buildings. There are 8 pit fans, 4 on the north and 4 on the south. The middle building is still original gates and feeders with suevia cup waterers and one swinging nipple for each pen. There are two 15 ton bins. Curtains are the same as other buildings. There are 6 pit fans, 3 on the north and 3 on the south. There is a propane tank split with the south building. This barn has stir fans and was built in 1996. Buildings sit very close to Highway C -38 perfect for delivery.



PROPERTY FEATURES

PRICE: **\$649,000** | COUNTY: **CHEROKEE** | STATE: **IOWA** | ACRES: **4**

- 30 miles from Storm Lake
- 1 hour from Seaboard
- Pavement road frontage for ease of trucks
- Next nearest swine unit is over 1.5 miles away for disease control
- Deep well
- Rural water as a secondary if needed
- Site has a 12-hour battery backup
- Corn crib
- Seller willing to help with general maintenance of the exterior
- New roof steel
- Slats are in good condition
- Survey to be agreed upon with new owner
- Manure management in place
- 36,000 bushel bin



4 1,000 HEAD FINISHER BUILDINGS



SLATS IN GOOD CONDITION



FEEDERS & WATERERS



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 42° 45' 3.02, -95° 36' 3.24



Maps Provided By:



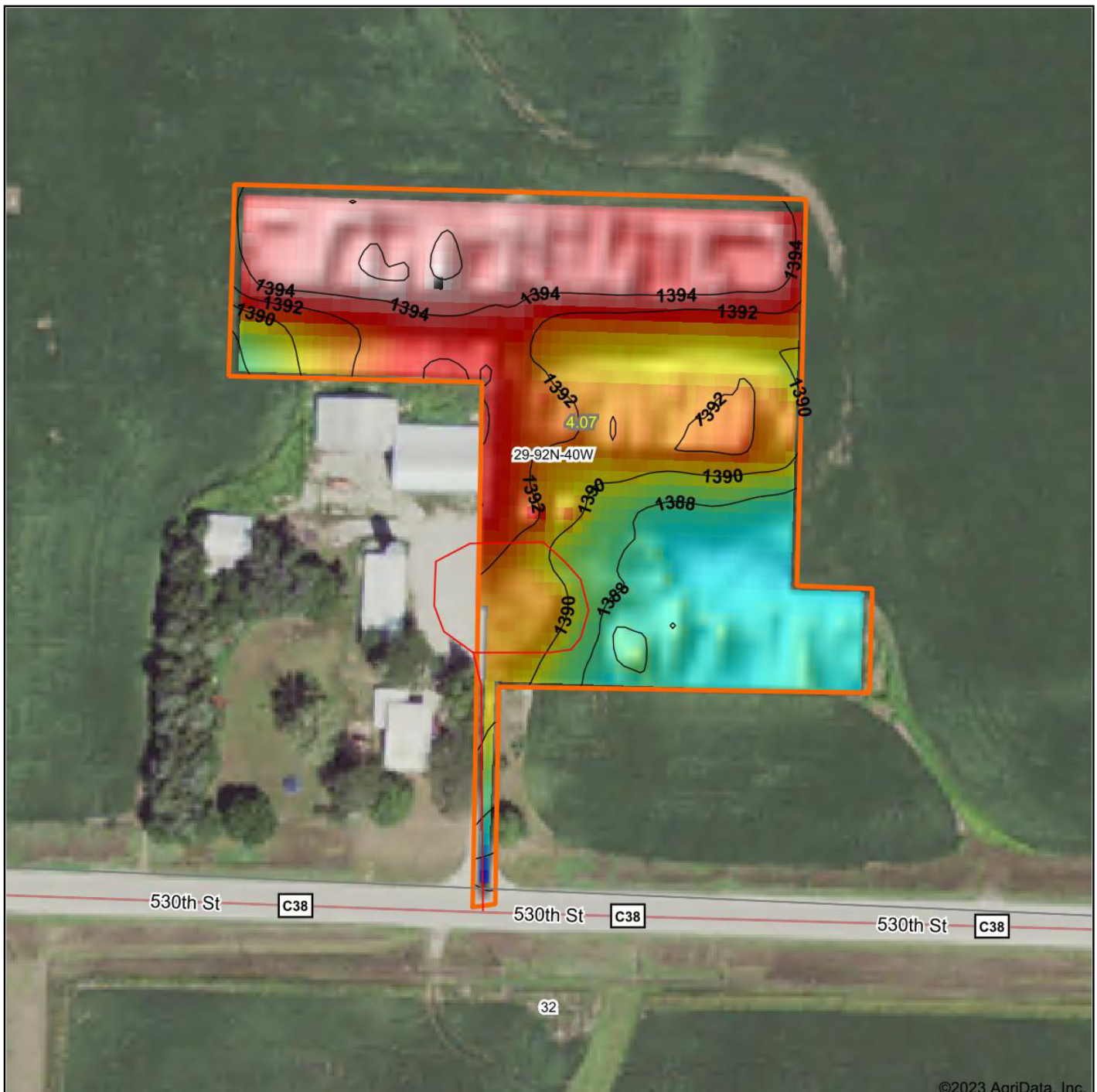
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29-92N-40W
Cherokee County
Iowa

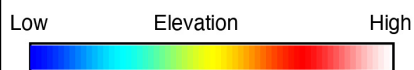


4/27/2023

TOPOGRAPHY MAP



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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
Interval(ft): 2
Min: 1,383.8
Max: 1,396.9
Range: 13.1
Average: 1,391.8
Standard Deviation: 2.99 ft

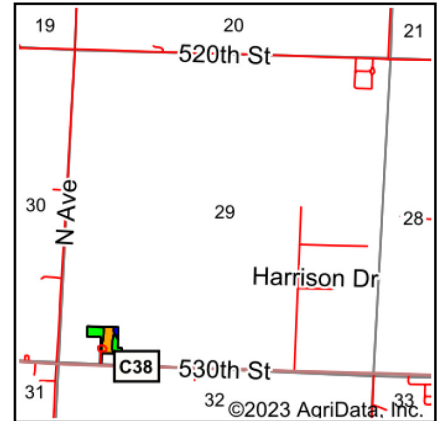
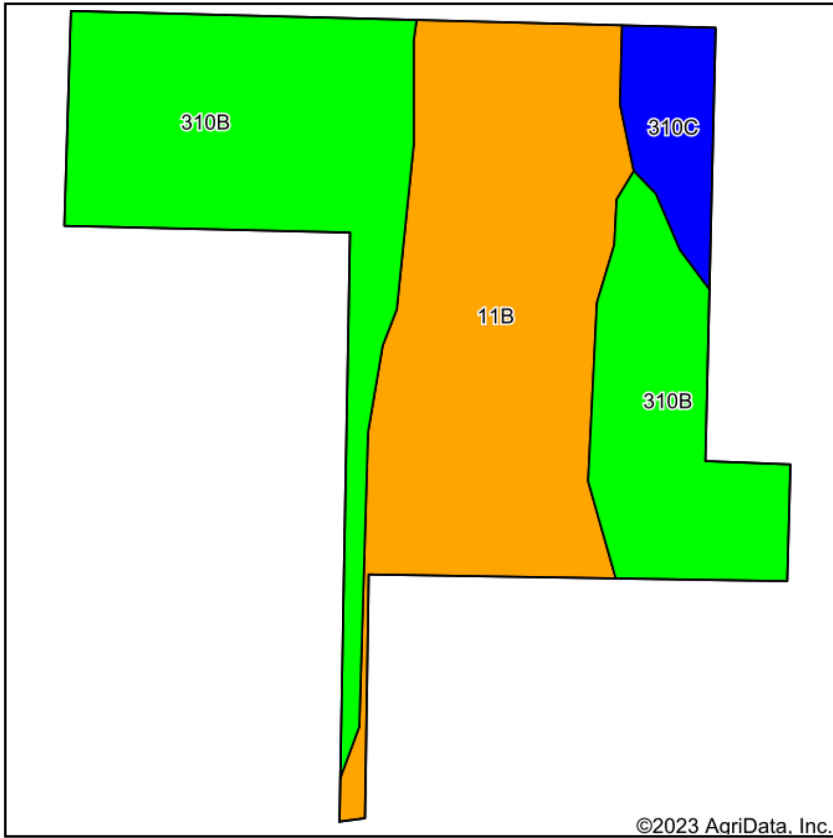


4/27/2023

29-92N-40W
Cherokee County
Iowa

map center: 42° 45' 3.02, -95° 36' 3.24

SOIL MAP



State: **Iowa**
 County: **Cherokee**
 Location: **29-92N-40W**
 Township: **Cherokee**
 Acres: **4.07**
 Date: **4/27/2023**






Maps Provided By:

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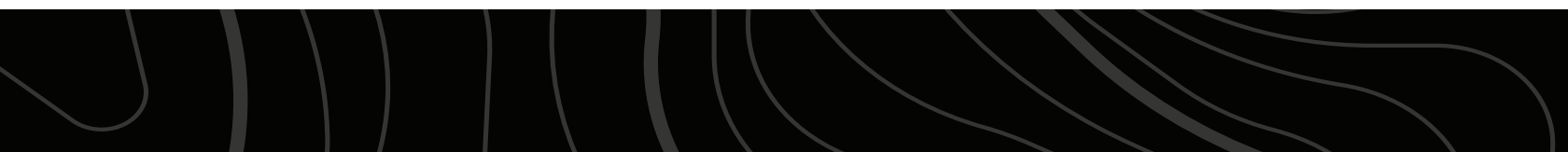
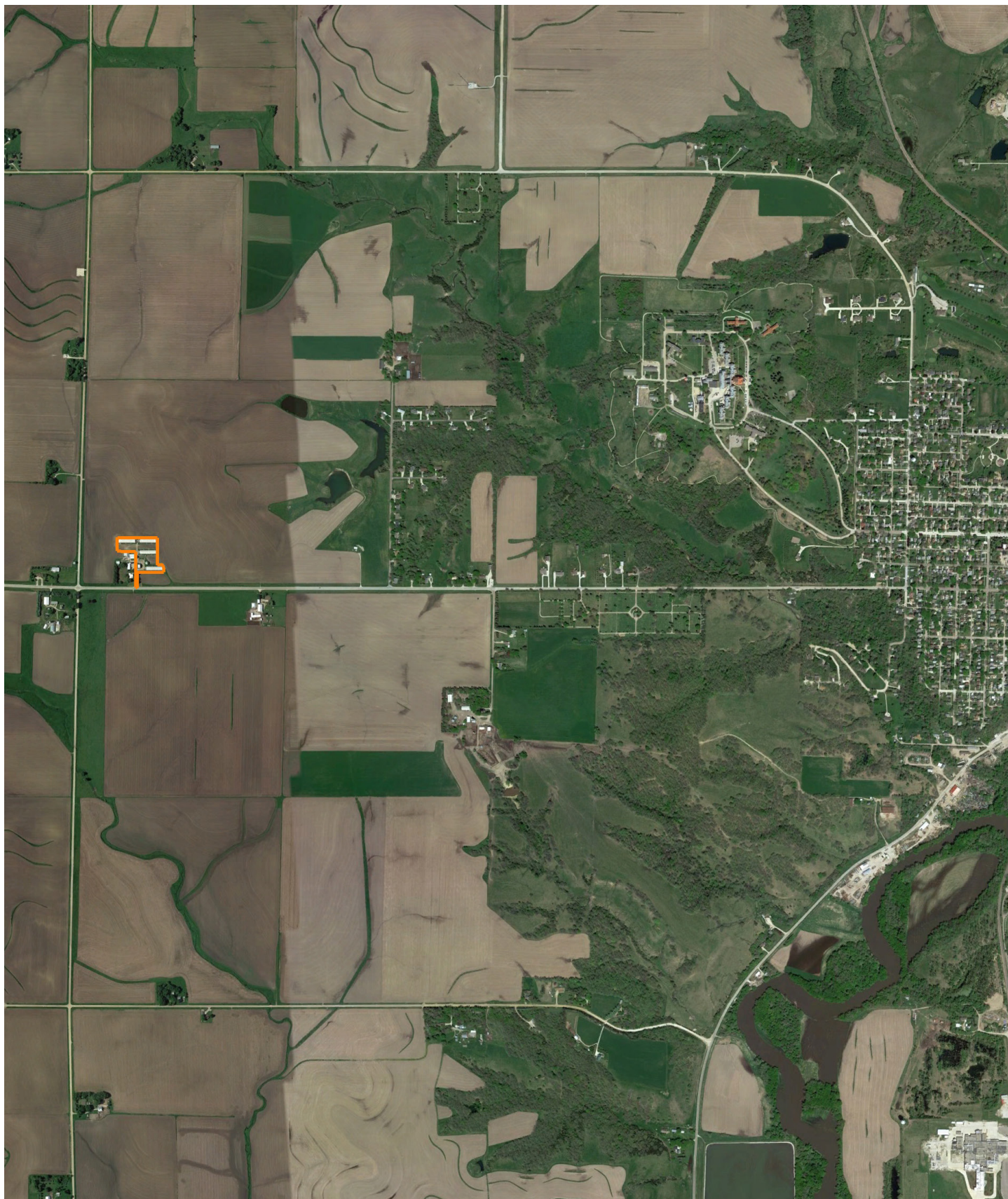
Soils data provided by USDA and NRCS.

Area Symbol: IA035, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
310B	Galva silty clay loam, 2 to 5 percent slopes	2.01	49.4%		Ilc	232.0	67.3	95	71	75	74	75	
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	1.80	44.2%		Ilw	216.0	62.6	80	59	87	85	81	
310C	Galva silty clay loam, 5 to 9 percent slopes	0.26	6.4%		Illc	216.0	62.6	87	56	77	75	77	
Weighted Average						2.06	223.9	64.9	87.9	64.7	*n 80.4	*n 78.9	*n 77.8

**IA has updated the CSR values for each county to CSR2.
 *i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Jordan Petersen is the type of agent who lives by the philosophy that you've got to show up to get things done and get things done right. An avid outdoorsman and whitetail enthusiast, Jordan has a passion for land that shines through from the minute you meet him. Whether it be productive farmland or a hunting hideaway, his love for the outdoors allows him to easily connect with both buyers and sellers. Born in Cherokee, Iowa, Jordan went to MMC high school in Marcus, Iowa, and Iowa Central Community College (ICCC) in Fort Dodge. After college, Jordan went to work in the wind industry for Allete (formerly AES) as a wind turbine technician, which allowed him to be outdoors, but didn't let him engage in it the way he desired. Now, this driven agent calls Midwest Land Group home, where he's able to combine his knowledge of natural resources and business with his love for the land.

When not working, you can find Jordan spending time with his friends and family, hunting anything from whitetail and pheasant to elk and mule deer, fishing farm ponds and rivers, shed hunting, managing land, and serving as an assistant leader for his church youth group. If you're in the market for a trusted land agent, contact Jordan. He'll show up and get things done right, ensuring you enjoy a wonderful, stress-free experience.



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