

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

---

# CHEROKEE COUNTY IOWA



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

## 3 BEDROOM, 2 BATH HOME & SWINE FACILITY ON 40 +/- ACRES

Located just outside of Cherokee, Iowa on 40 +/- acres are 4 1,000-head finisher buildings, 31 +/- tillable acres, a lovely home, and several outbuildings! They have a deep well and rural water backup. North barns are 42'X 208' with new gates and wet-dry feeders. The northwest building has a brand-new curtain. Gates swing to be able to adjust pen size or pre-sort. The steel on the roof is less than 4 years old. Each building has two 15-ton bins and they have their own propane tank. They are curtain-sided with linear actuators for a south curtain and run on a car battery which allows 12 hours 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' with gates that are 4 years old. They swing to change pen size or pre-sort. 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. There is a new south curtain

on this building. There are 8 pit fans, 4 on the north and 4 on the south.

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 that is 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.

The home is a 3 bedroom home with 2 baths. It has a partially finished basement. The main heat is a propane boiler and is a high-efficiency boiler. There is central air and ground force heat also. The house runs on rural water. This home is move-in ready and offers over 2,800 square feet of finished living space! There is an awesome hot tub room that is well-ventilated to enjoy on those cold days or if you simply just need to relax. All house appliances are to stay with the property.

Contact the listing agent, Jordan Petersen, for a private tour of this excellent returning property at (712) 631.5887.



# CURRENT OPERATION OPTIONS

---

- 2 1,000 head hog confinements with wet dry feeders generate \$72,000 a year gross
- No long-term contract, the pigs are sold in July
- 1 building converted to feed 500 head of calves between 250 and 500 lbs
- 45 cents a day a head for yardage \$82,125 gross (No current contract) (Seller has info)
- 3 buildings manure to cover 240 acres at \$120 an acre or \$28,800 gross
- 31 acres of farm ground rented for \$350 an acre or \$10,850 gross
- House for rent \$800 a month or \$9,600 gross
- Current total gross income \$203,375
- Hog buildings pay someone to take care of them \$8 a head a day
- Electricity on all 4 is \$600 a month
- Propane is \$300 a month for all 4 roughly depending on winter and how full buildings are when cold hits
- All buildings connected to a deep well (250' deep)
- All buildings connected to rural water if needed
- 1 building with almost no gates partially converted to feed baby milk calves would hold 500 head at \$1 a day per head yardage or \$182,500
- Building would need \$40,000 in gates to go back to hog custom feeding
- Building that is converted to calves would need \$1,000 to convert it back to pigs
- 15,000 bushel grain bin has not been used in about four years. It would take some minor repairs to get it functional. It has stir-ators and heat tied with propane tanks.



# PROPERTY FEATURES

PRICE: **\$1,327,000** | COUNTY: **CHEROKEE** | STATE: **IOWA** | ACRES: **40**

- 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
- Newer roof steel
- Slats are in good condition
- Manure management in place
- 15,000 bushel bin
- 3 bedroom, 2 bath home
- Partially finished basement
- High-efficiency boiler is main heat source
- Central air and ground force heat also
- House is on rural water
- 31 +/- tillable acres with a CSR2 average of 86.2
- Strong fertility
- Taxes \$2,766 annually
- Property has the ability to produce a 10%+ return fully rented or leased



# 4 1,000 HEAD FINISHER BUILDINGS

---



# 3 BEDROOM, 2 BATH HOME



# 31 +/- TILLABLE ACRES

---



## ADDITIONAL BUILDINGS

---



# AERIAL MAP



Boundary Center: 42° 45' 6.22, -95° 36' 3.77



**29-92N-40W**  
**Cherokee County**  
**Iowa**



4/22/2024



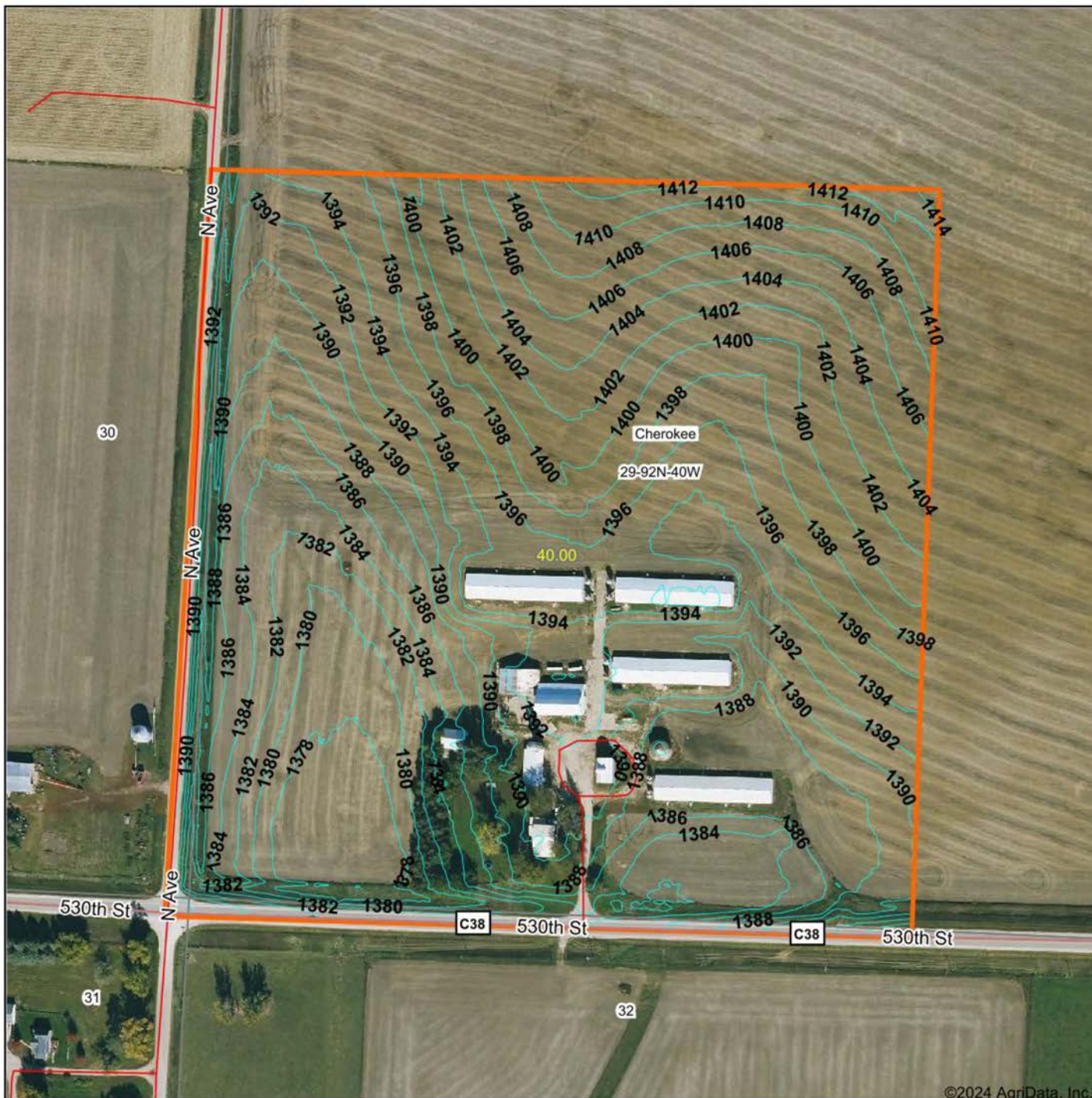
Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com



# TOPOGRAPHY MAP



©2024 AgriData, Inc.



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 1,376.0

Max: 1,416.0

Range: 40.0

Average: 1,392.6

Standard Deviation: 8.6 ft

0ft 278ft 555ft



4/22/2024

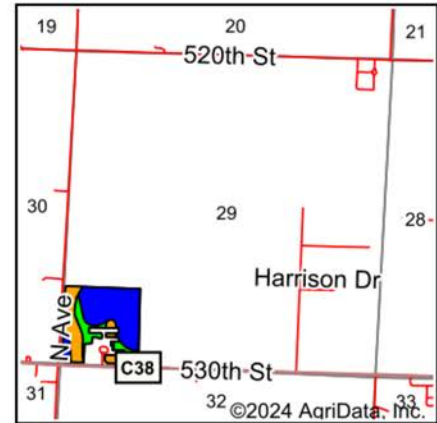
**29-92N-40W**  
**Cherokee County**  
**Iowa**

Boundary Center: 42° 45' 6.22, -95° 36' 3.77

# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Cherokee**  
 Location: **29-92N-40W**  
 Township: **Cherokee**  
 Acres: **30.93**  
 Date: **4/22/2024**



Maps Provided By:



Area Symbol: IA035, Soil Area Version: 33

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
310C	Galva silty clay loam, 5 to 9 percent slopes	17.94	58.0%		Ille	216.0	62.6	87	56	76	74	76
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	8.55	27.6%		Ilw	216.0	62.6	80	59	87	85	81
310B	Galva silty clay loam, 2 to 5 percent slopes	4.44	14.4%		Ile	232.0	67.3	95	71	75	74	75
<b>Weighted Average</b>						<b>2.58</b>	<b>218.3</b>	<b>63.3</b>	<b>59</b>	<b>*n 78.9</b>	<b>*n 77</b>	<b>*n 77.2</b>

\*\*IA has updated the CSR values for each county to CSR2.

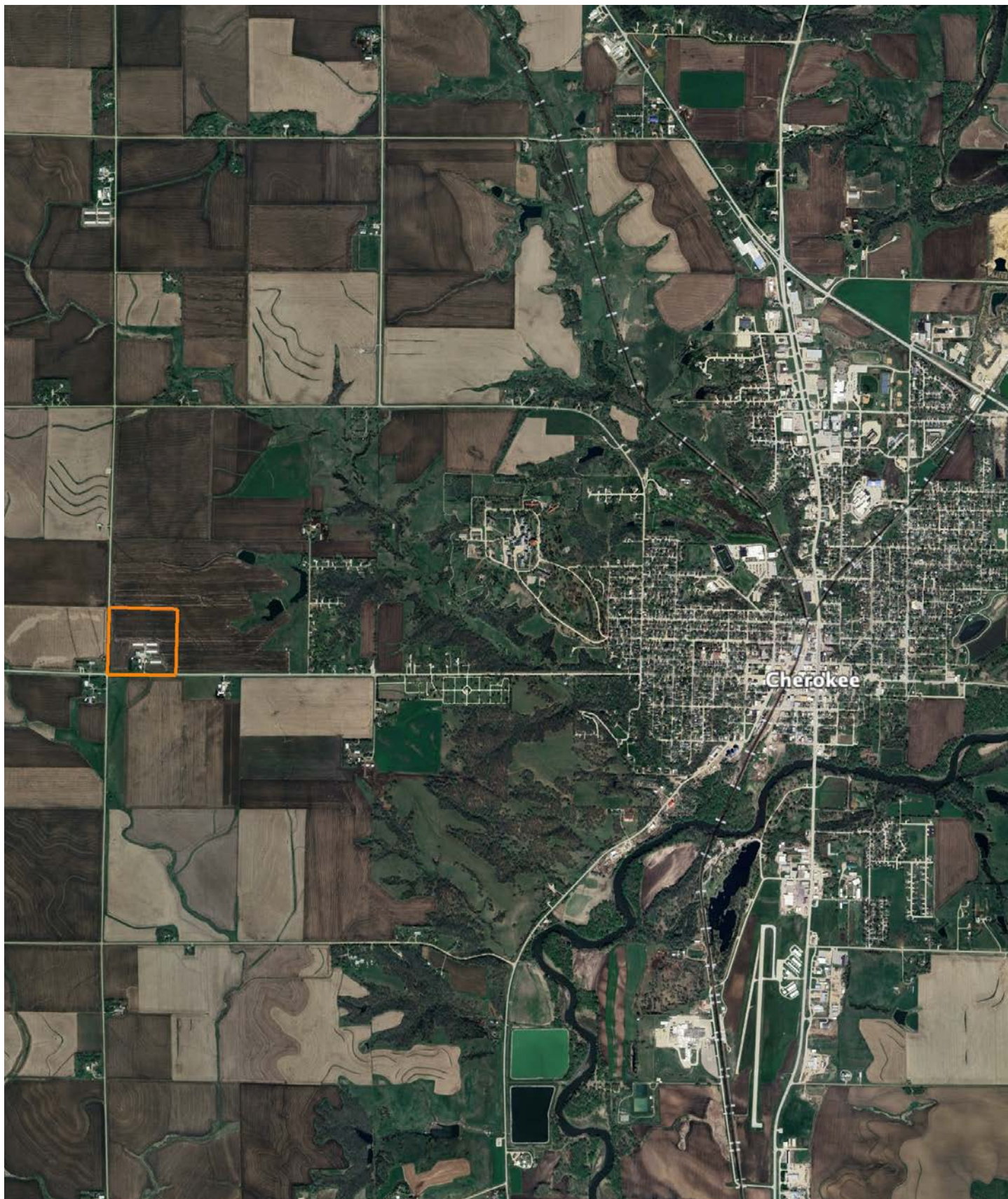
\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# 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.



**JORDAN PETERSEN,**  
LAND AGENT  
**712.631.5887**  
JPetersen@MidwestLandGroup.com



**MidwestLandGroup.com**

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.