

950 Head Cattle Feedlot For Sale!

Near Everly, Iowa, Dickinson Co

\$347,500

From Barbs Corner on Hwy 18 go 6 miles north on 130th Ave (AKA M27). Signs Posted!



General Description: Selling will be 15 +/- acres in West Port Twp, Dickinson County. Consisting of a 950 head cattle feed lot, acreage site with 1 3/4 story dwelling and approx. 5 acres of tillable farmland on a picturesque 15 +/- acres. The buildings on the property consist of 3) open front cattle buildings; 60' x 240', 60' x 236', 60' x 216' with lots of concrete surrounding, a 24' x 72' silo shed, 60' x 140' pole metal machine shed with partial shop area, 40' x 60' Quonset machine shed, 3) blue harvester silos, large concrete bunker, 24' x 40' 3 stall garage, 16' x 24' single detached garage, 1,000 gal propane tank, fence line bunks and a few other older out buildings. The property has both rural and well water.

Dwelling: This is a nice 1 3/4 acreage home built in 1930. It has 1,666 sq ft, 3 bedrooms, 1 bath, and a full basement. The home has new central air and a forced air furnace with many newer thermal pane windows throughout. There is a nice wooden deck. Check out the additional photos!

Brief Legal Description: 2620 130th Ave, Everly, IA, 51338. A 15 +/- acre tract in the NW 1/4 N 1/4 Section 34-98-38, Dickinson County, Iowa. Exact acres to be determined by survey at time of closing.

Terms: 10% down is due with offer and the balance at closing.

Possession: Immediate at time of closing.

Info: This is an excellent opportunity to purchase 15 +/- acres with a working cattle feedlot that has been in the Winterboer family for many years! You wont want to miss this opportunity! Call Todd today for more info! 712-348-0111

Note: This property is being sold "as is." All info was gathered from sources deemed to be reliable, but it is not guaranteed by sellers or sellers' agents. Real estate company acts as agent for the seller.

Denny Winterboer

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