



NURSERY FOR SALE

David & Kristie Christians
Off-site Swine Nursery For Sale

**7.61 Gross Acres +
Nursery Barn**

2365 170th Street, Klemme, Iowa

Legal: Survey Parcel "A" in the SW 1/4 SE 1/4 Sec. 26, E11 TWP;
all in T95N-R23W, Hancock County, Iowa

Nursery Barn, Hoop Barns, and Bin on 7.61 acre site on paved road east of Kelmme. Not subject to a grower agreement; Immediate possession at closing; Closing date negotiable. Real Estate Taxes: \$386.00.

Asking Price: \$115,000.00



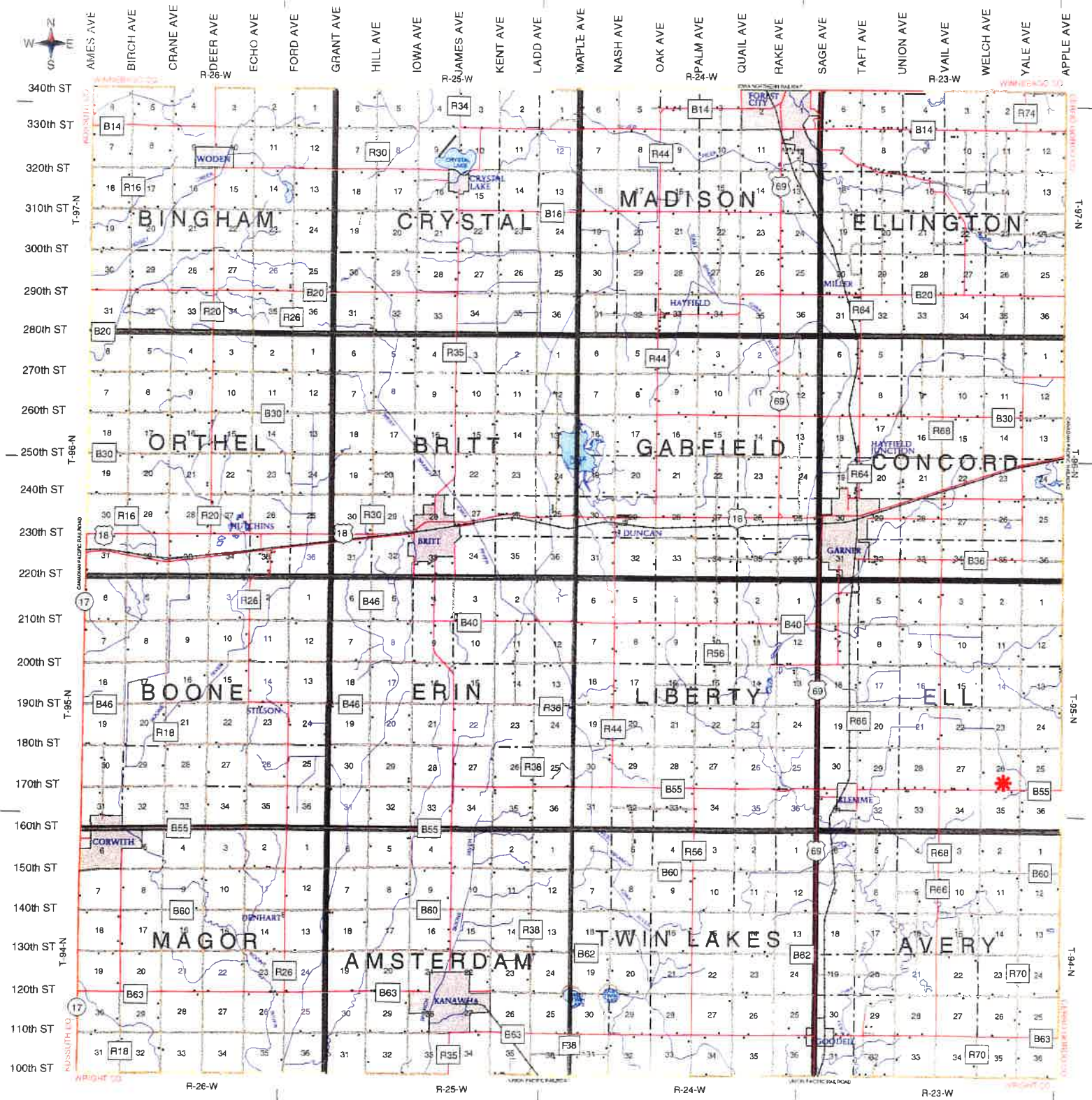
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Licensed Real Estate Broker in the State of Iowa



**American Society
of Farm Managers
& Rural Appraisers**

HANCOCK COUNTY, IOWA



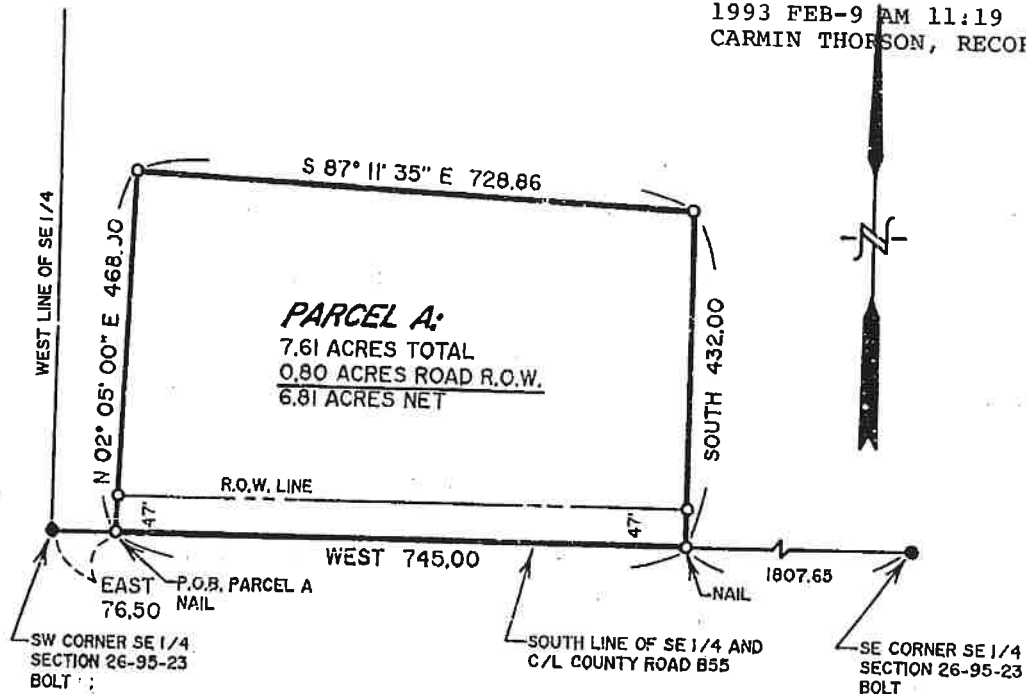
R-23-W

CONCORD TWP.



CERTIFICATE OF SURVEY
PART OF SE 1/4 OF SECTION 26, T95N, R23W OF 5TH P.M.
HANCOCK COUNTY, IOWA

INST. NO. 1628
HANCOCK COUNTY, IOWA
FILED FOR RECORD
BOOK 4 PAGE 544
1993 FEB-9 AM 11:19
CARMIN THORSON, RECORDER



- FOUND MONUMENT
- SET MONUMENTS ARE 1/2" RE-BAR WITH A PLASTIC CAP STAMPED "RLS 11306" UNLESS NOTED

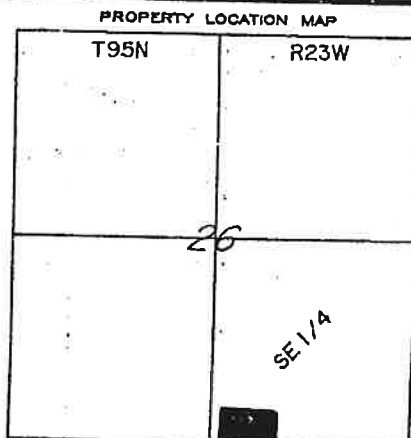
0 100 200 300 400
SCALE IN FEET

SURVEY DESCRIPTION; PARCEL A

That part of the Southeast Quarter of Section 26, Township 95 North, Range 23 West of the 5th P.M., Hancock County, Iowa, described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 26;
Thence East (assumed bearing) along the south line of said Southeast Quarter 76.50 feet to the point of beginning;
Thence North 02 degrees 05 minutes 00 seconds East 468.00 feet;
Thence South 87 degrees 11 minutes 35 seconds East 728.86 feet;
Thence South 432.00 feet to the south line of said Southeast Quarter;
Thence West along said south line 745.00 feet to the point of beginning.

Said PARCEL A contains 7.61 acres more or less, including 0.80 acres of County Road right-of-way across the south 47.00 feet thereof.



PROJECT NUMBER 3724

DATE OF SURVEY 1-19-93

SURVEYED BY W. CHILDERS

SURVEYED FOR ANNA CHRISTIANS HEIRS

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

W. CHILDERS

DATE 1-19-93

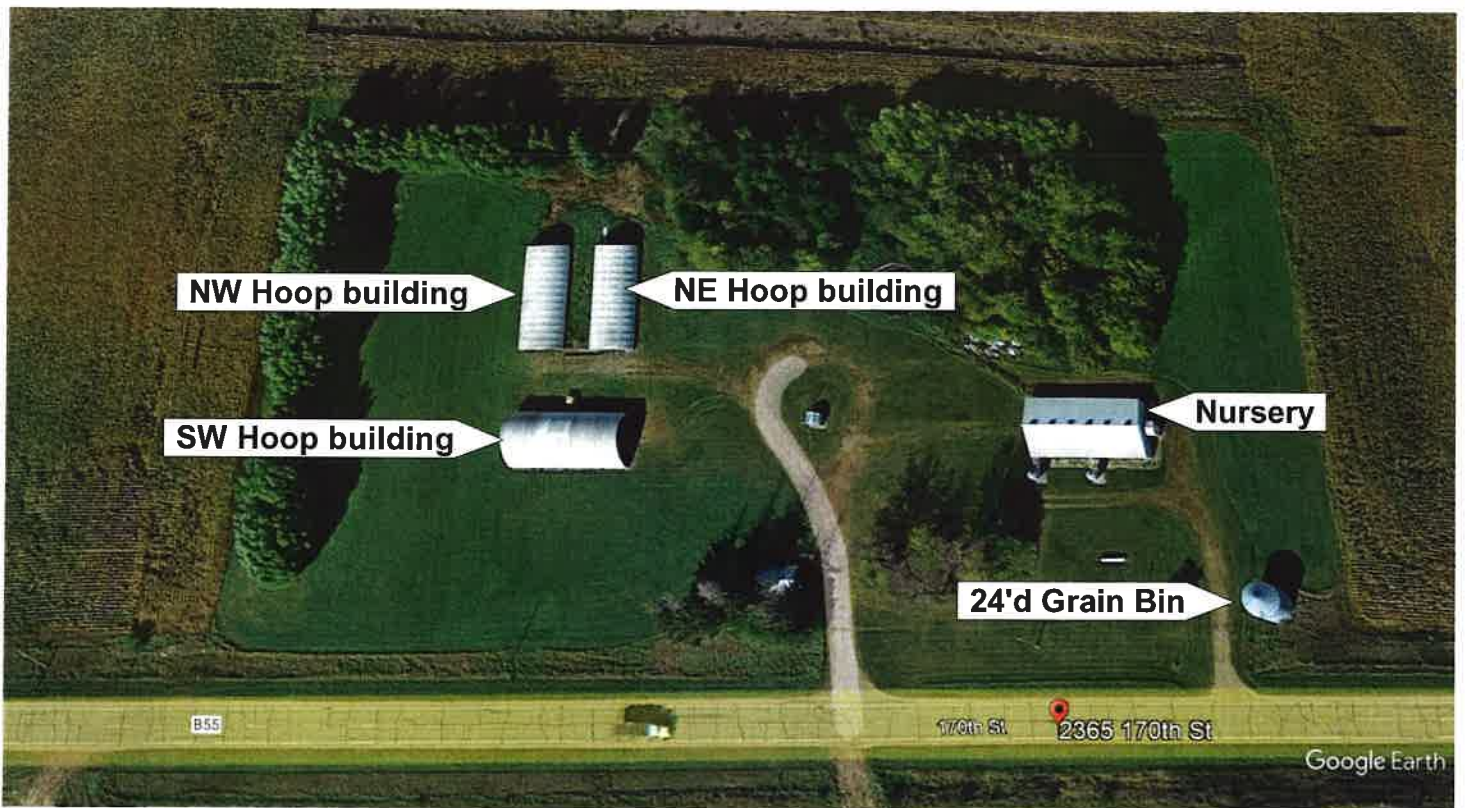
MY REGISTRATION EXPIRES: DECEMBER 31, 1993

11306
NUMBER

YAGGY COLBY ASSOCIATES

218 NORTH ADAMS
MASON CITY, IOWA 50401
515-424-6344
ROCHESTER MINNESOTA
607-285-8484

Aerial view of 2365 170th Street, Klemme



REMODELED NURSERY - 41' x 80'; built in 1993 as a curtained finisher; New Concepts construction; subdivided into two rooms; full slatted floors with precast concrete gangslats over shallow 18" pit; scraper and blade system under shallow pit that pulls manure to an outside poured concrete circular manure storage structure; this former 400 head finisher was converted to a power ventilated nursery in 2009; conversion included enclosing the former curtained sidewalls with glassboard material at the point of livestock contact and insulation, plywood and painted steel exterior; flex auger feed transfer system to stainless steel fenceline dry feeders; stainless steel bowl drinkers mounted on the gating; solid horizontal rod pen dividers; several newer end wall ventilation fans;

MANURE STORAGE - 40'd; 95,000 gallon capacity; no cracks or open seams; pumped out & available for immediate use.

GRAIN BIN - 24'd with decent concrete foundation; tube aeration; 6,000 bushel capacity; 6" bottom discharge auger in concrete (condition unknown).

HOOP BUILDING (2) - 30' x 84' exterior dimensions; "Cover All" models; ~15' concrete feeder pads at the South end; treated wood sidewalls; good condition.

HOOP BUILDING - 40' x 80' exterior dimensions; dirt floor; also "Cover All" model; pre-engineered tubular trusses; painted steel side walls; good condition.

STANDBY GENERATOR - 2009 – 12.5 kw Winco; 23 hp Kohler LP two cylinder power unit; equipped with automatic transfer switch (condition unknown)

WATER SYSTEM - Reported depth of 300'; ½ HSP jet pump replaced in 2022; no recent water quality test; newer enclosed pump house.

SPECIAL PROVISIONS:

- 1) All equipment & systems being sold "as is".
- 2) Standby generator & LP bottles **stay**.
- 3) Outright possession of the nursery will be available at closing



South side of the Nursery



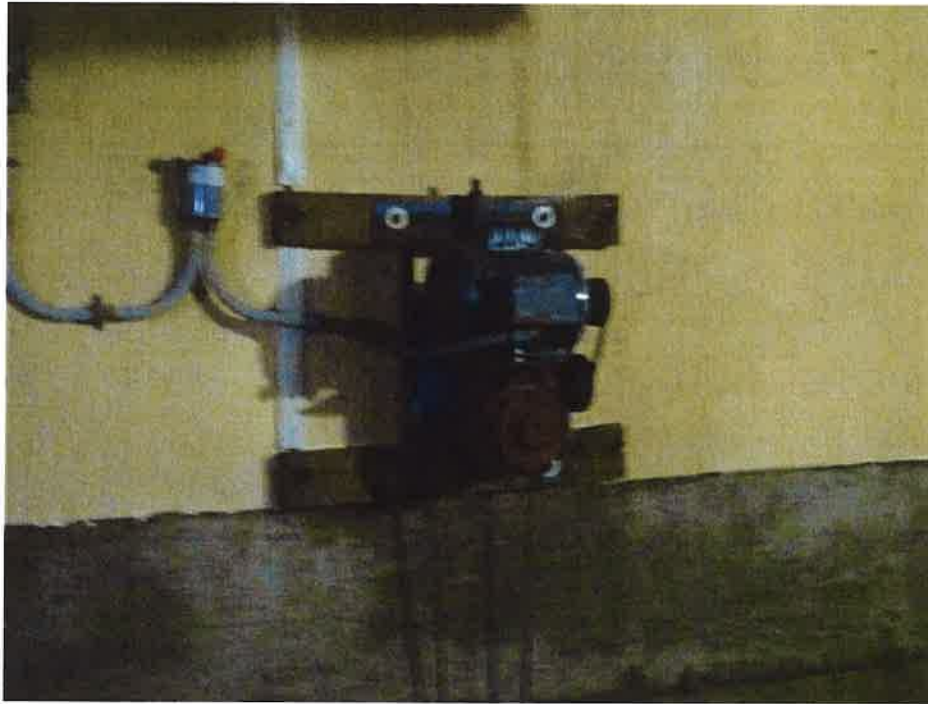
North side of the Nursery building



Interior view of the feeder & gating systems



Interior view of the waterer system & floor slats



Drive unit for scraper & blade system



Good condition perimeter glassboard walls



Standby Generator



Interior view of the transfer switch



Manure storage – 40'd; 95,000 gal. capacity



Newer pump house



24'd Grain Bin



Liquid Propane tank stays



Southwest Hoop Building



Interior view of the SW Hoop building



NE Hoop building



NW Hoop building



Interior view of the NW Hoop building



Well established windbreak along the North & West sides

This information has been gathered from reliable sources but, Benchmark Agribusiness, Inc. does not guarantee the accuracy. All prospective buyers should do their own research and independently verify any information on which they are going to base their decision to buy.

This property is being sold "AS IS." The property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes.

Benchmark Agribusiness, Inc. is an agent for the Sellers.