

HIGH-CALIBER CATTLE FACILITY/WORK AREA ONLINE ONLY AUCTION

3.44 SURVEYED ACRES WITH 46' X 300' CATTLE FACILITY AND OFFICE

THURSDAY, NOVEMBER 8, 2018 – 6:00 PM

LOCATION: 4145 Hickory Ave, Sioux Center, IA, or from Pizza Hut on the South edge of Sioux Center, IA go 2 miles East on 410th St and $\frac{3}{4}$ miles South on Hickory Ave.

OPEN HOUSE/INSPECTION DATES: Saturday, October 20, 2018 from 8:30 to 10:00 AM (AND) Saturday, October 27, 2018 from 8:30 to 10:00 AM, or by appointment only.

BIDDING CLOSSES: Thursday, November 8, 2018 @ 6:00 PM

REAL ESTATE: This property contains 3.44 surveyed acres (property 250' x 600') including a high caliber open front cattle facility and office/cattle working area.

Legal: A tract of land in the Northeast $\frac{1}{4}$ Southeast $\frac{1}{4}$ (NE $\frac{1}{4}$ SE $\frac{1}{4}$), Section 15, Township 95 North, Range 45, West of the fifth PM identified as parcel A by Survey.



Cattle Shed Info: This property contains open front pole framed (Lester Brand) 46' x 300' cattle shed that was built in 1999. This is a super clean, well maintained cattle facility building containing 10 inside pens measuring 20' x 30', also (2) pens measuring 30' x 40', with each pen having 18' of precast fence line concrete bunks. There are (6) Bohlmann concrete waterers with (2) drinks. The gates contain 3" steel piping fence with a 3' entrance gate from the alleyway to each pen. There is a 12' concrete inside alleyway the length of the building for feeding purposes. This building has 14' high side walls with a 6' south overhang. The shed has updated LED lighting, and has an insulated roof plus a ridge vent and a double insulated curtain on the north wall. There is also a 4 ton bulk bin with 4' discharge auger and motor.

Open Feed Lot: There are (10) 20' x 60' lime base outside pens and (2) outside pens 40' x 60'. There are (4) round bale feeder buildings with roofs and the fencing contains 6-pipe continuous fencing. There is also a 20' concrete alley-way (concrete apron) and approx. 85 sq. ft. manure retaining area.

Office/Cattle Working Area Info: Attached to the cattle shed is a 36' x 52' Office building with heat and A/C, and contains various smaller rooms and office area. Each room is lined with glass board and a portion of the building has a work area for cattle with (4) large steel cattle work chutes. This office area contains (2) $\frac{1}{2}$ bathrooms.

Walk-in Freezer: Selling with this property will be a 9' x 11' (Carrol Brand) walk-in freezer.

Utilities: This property is serviced by Northwest REC Electric and also contains a forced air electric furnace and an electric 85 gal water heater new in April 2015. Property is serviced by Hospers Rural Water.

Waste Management: This property contains a self-contained earth water basin for manure collection, and each individual prospective purchaser will need to verify with DNR the manure management plan based off your individual intended use of the facility.

Septic Info: This property contains a septic system which is **NOT** up to current code and will be the responsibility of the buyer to upgrade the septic system (if needed depending on the new owners' individual use of the facility).

Terms: 15% non-refundable down payment due the next business day, payable to Beyer Auction & Realty Trust. Closing & Possession will take place on or before December 12, 2018. This property will be offered as a cash transaction and not subject to any financing contingencies. Seller will continue the abstract to date and provide clear and marketable title. Buyer will be required to execute a written agreement specifying these terms the next business day after the auction closes. A late charge will apply should buyer delay the closing. This sale is subject to the Sellers confirmation.

Auctioneers' note: This property offers a wide variety of uses for the livestock entrepreneur. This is a state of the art, high-caliber, well kept, clean property that is suitable for various livestock uses, and is in good state of repair. We encourage you to consider this opportunity, mark your calendars to attend the open house dates.

Disclaimer: Every effort will be made to ensure the accuracy of the information provided, however no warranty is given, and no responsibility is assumed by the Auction Company, its representatives, or agents concerning condition of property, DNR regulations, value or intended uses of the property. Property sold "As IS" – "Where Is" with no warranty expressed or implied. All prospective purchasers are encouraged to inspect the property and verify all data provided. Beyer Auction & Realty represents the sellers in this transaction. If additional information is desired, please contact one of the auctioneers listed below.

For full listing, photos, and terms visit: www.iowaauctiongroup.com

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