



Cottonwood County, MN

Finishing Site



**50701 410th St.
Bingham Lake, MN**

zomercompany.com 712.476.9443

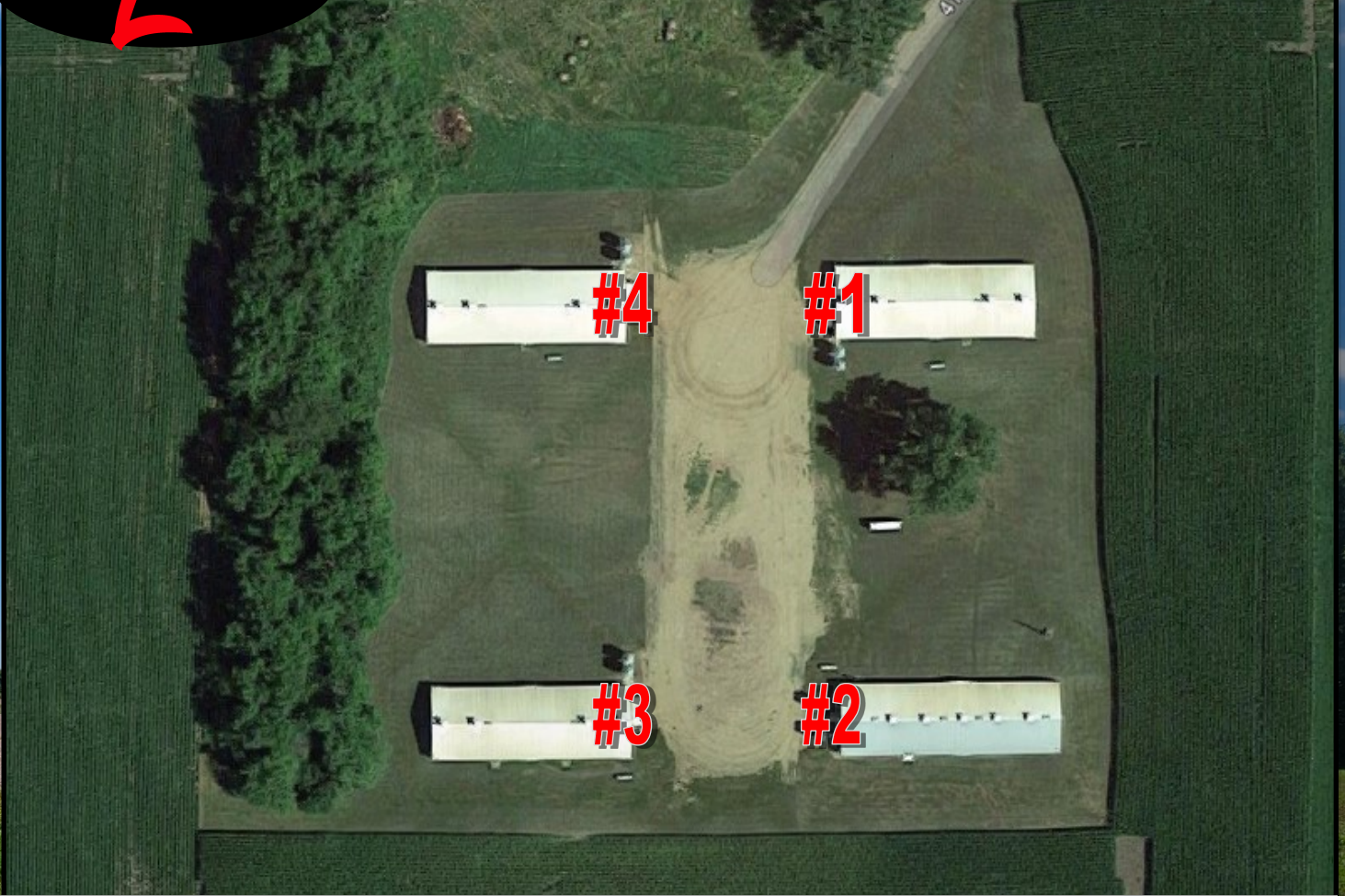


\$437,500



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This high quality property represents an outstanding 2,400 head hog finishing site. This site has been meticulously maintained and is superior quality. This site consists of (4) 600 Head Finishing Barns located on 5.73 acres. This property has great income potential with a contract currently in place with a gross revenue of \$86,400.00 per year. The current contract terminates in June of 2026. This site is served by its own well that is approx. 150ft deep. This property also features a excellent grove for protection. This property has had superior maintenance and has had over \$210,000.00 of updates since 2019. This property in 2023 had \$50,492.00 in updates. This property is in an excellent state of repair and represents itself! If you are looking to expand your livestock operation you will not want to miss this property as hog finishing sites of this nature are hard to find! Buyer will be required to cooperate with sellers 1031 exchange.

Some updates included in recent years include the following and also many others:

In 2019: \$44,695.00 spent including replaced roof steel on Barn 3, new ridge cap in vents, new flexible augers, fixed purling's, repaired ceilings in Barns 1,2,3 & 4, new SS cables in Barns 2 & 4, repaired trusses as needed in Barns 1,3 & 4 and other minor repairs.

In 2020: \$21,517.00(A portion of this was for the roof down payment on Barn 2 that was done in 2021) spent including repaired chimneys in Barn 1, new load out door in Barn 2, installed some slat saver mats in Barn 1, replaced feed motor on control box in Barn 2, repaired gates and feeders in Barn 2, inspect and repaired curtains on all Barns, new feed tubes and bin boots in Barn 1, replaced North curtain and ropes on Barn 1

In 2021: \$53,329.00 spent including new roof on Barn 2, converted bulk bins to twin system on Barn 1, new slats installed in Barn 4 paid in 2021 and installed in 2022 and many other minor repairs, installed new bulk bin on Barn 2.

In 2022: \$40,672.00 spent including in Barn 3 new feed system and auger, Barn 4 installed all new sort gates, new slat mats and new feed system, installed 2 new West curtains in Barn 2 (1 on North and 1 on South), new bird nets on Barn 2 and other minor repairs

In 2023: \$50,492.00 spent including new roof on Barn 1, installed 4 pen dividers and 8 chase gates on Barn 2, Barns 2 & 3 replaced several gate channels and vertical bars, Barn 1 replaced the two South curtains, new doors on Barns 1 & 2, purchased 16ft covered loading chute and a 20ft covered loading chute and universal loading chute stand and other minor repairs

Total for repairs and maintenance is: \$210,705.00

PROPERTY BULLET POINTS

- Barn #1 (NE) EPS building, 41ft x 120ft built in 1999 new roof 2023, new South curtains in 2023 and new curtains on the North side in 2020, new sort gates in part of the barn, small office on West side, all gates and feeders have been maintained, Ventra Pro controller, wet/dry tube feeders, 6 pens with 2 feeders per pen, 2 in tandem approx. 9 ton bulk bins with clear boots
- Barn #2(SE) 41ft x 132ft, larger office with toilet, shower and washer and dryer, built in approx. 1995, building has permanent chute, new roof in 2021, newer sort gates and new pen design, new West curtains(1 on the North side & 1 on the South side), all feeders and gates have been maintained, Ventra Pro controller, wet/dry tube feeders with cement risers, 6 pens with 2 feeders per pen, 2 in tandem approx. 9 ton bulk bins with clear boots
- Barn #3(SW) EPS Building, 41ft x 120ft built in 1999, new roof installed in 2019, newer feed lines, permanent chute, new hog panels on interior, all feeders and gates have been maintained, Ventra Pro controller, wet/dry tube feeders, 6 pens with 2 feeders per pen, 2 in tandem approx. 9 ton bulk bins with clear boots
- Barn #4(NW) EPS building, 41ft x 120ft built in 2002, completely new slats, new gating and sort gates all new in 2022, new feed lines in 2022, new feeders in 2022, Ventra Plus 1200ZP controller, wet/dry tube feeders, 6 pens with 2 feeders per pen, 2 in tandem approx. 9 ton bulk bins with clear boots

Items Included with property:

Alkota 230 volt single phase power washer, 5.2 gallons a minute @ 3,000 PSI, 6 tip

Portable Loading Chute (Used for Barn 1 & 4), Barn 2 & 3 have permanent loading chutes

All feeders, gating, controllers, washer and dryer in Barn 2

Bulk bins will all stay (Bulk bins are estimated to be approx. 9 ton)

Currently the property has a written contract that expires in 2026 (with proper notification). Current rate is \$36.00 per pig space. Integrator would need to approve of new owner for contract to be assignable. Current owner is selling manure to local neighbors. Manure for 2023 has been sold.

PRESENTED BY

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