



**HIGH
POINT**
LAND COMPANY

HighPointLandCompany.com

4.25+/- Acres
Bremer County, IA
Sumner Township



High Point Land Company

501 South Grand Ave Charles City, IA 50616

Property Photos



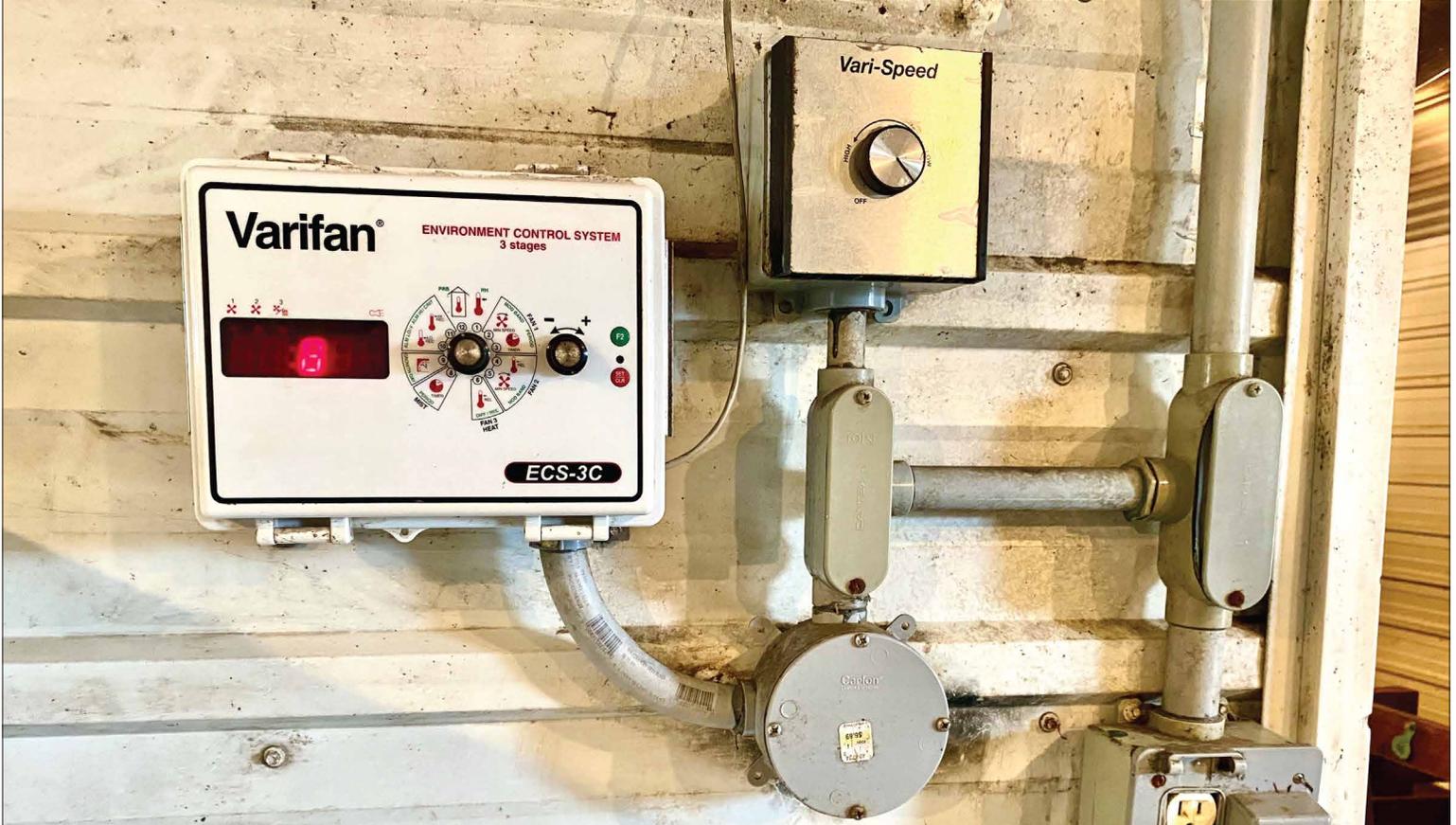
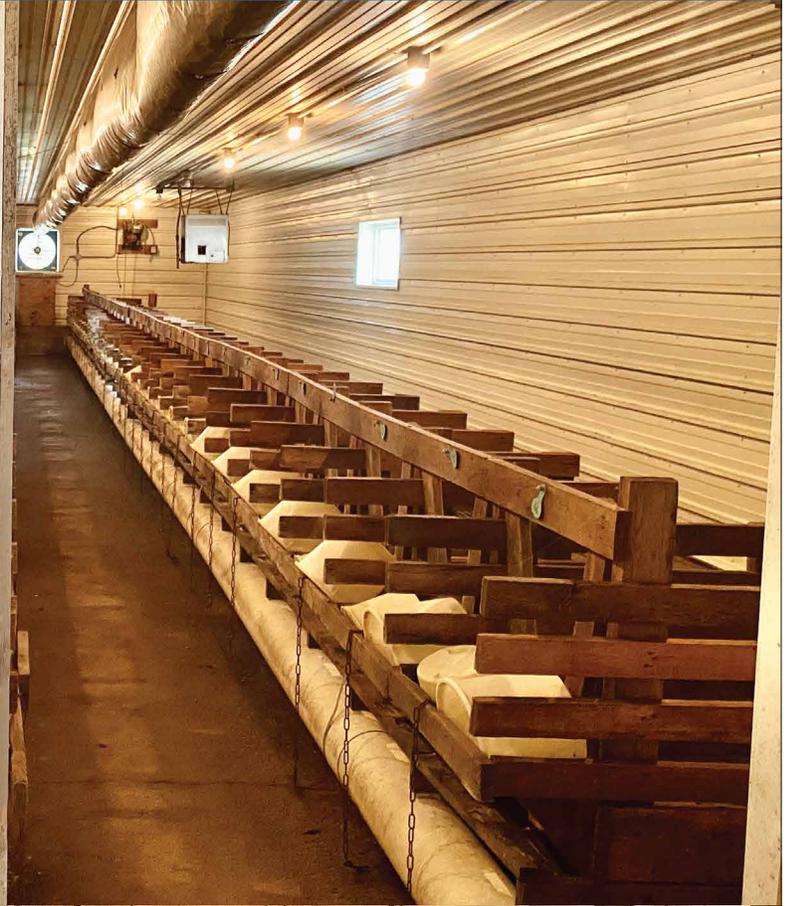
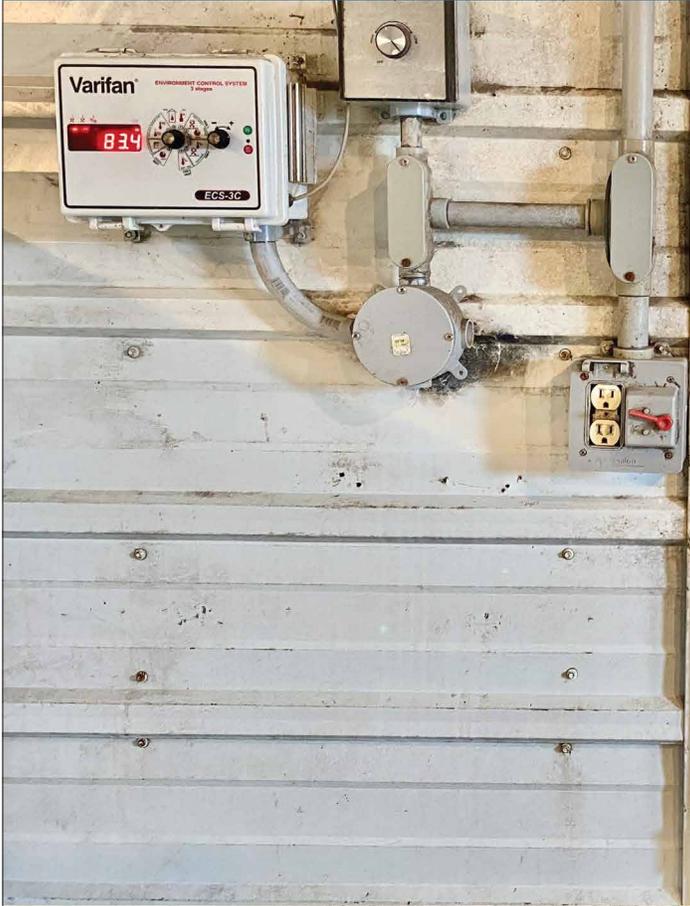
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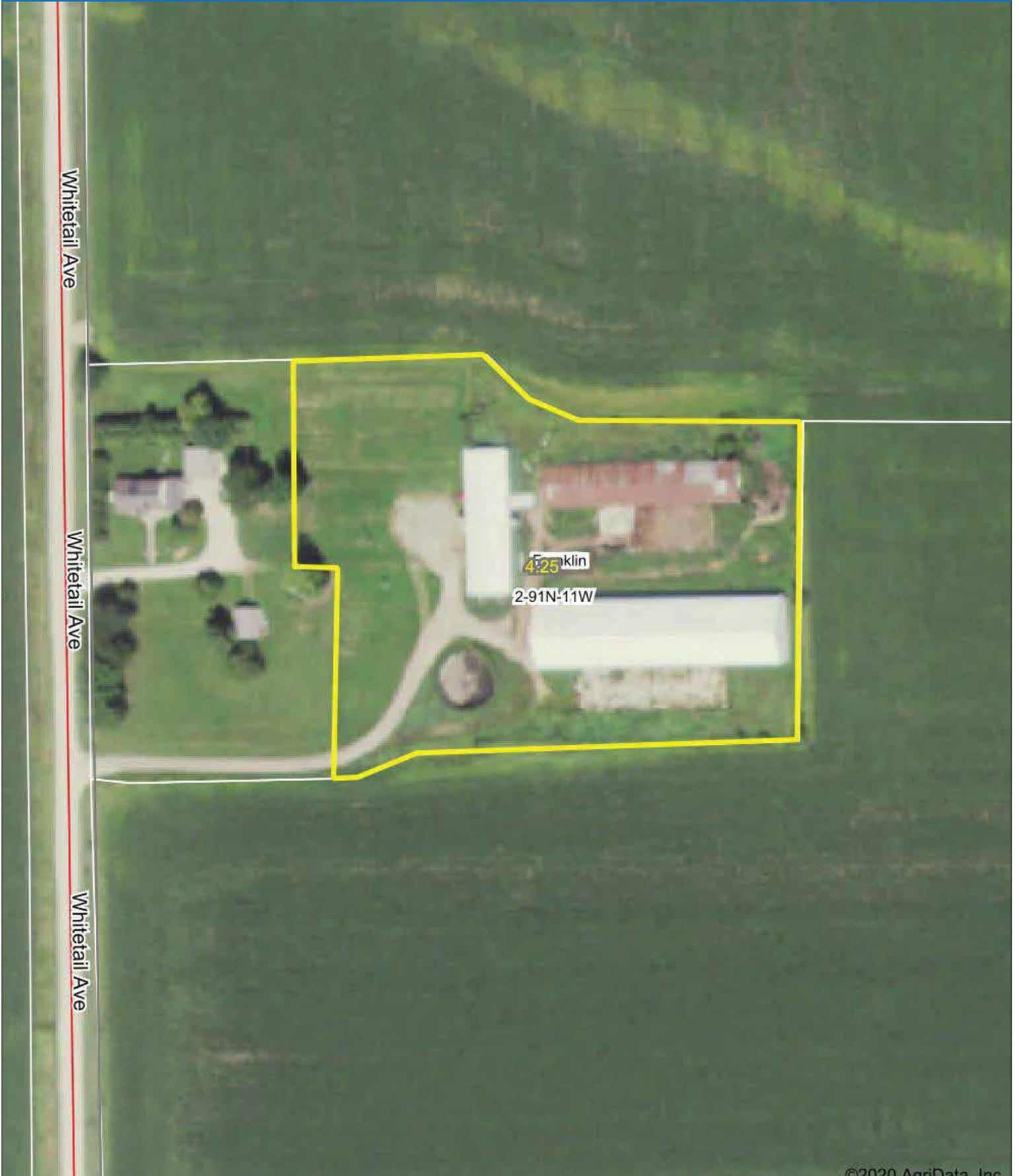
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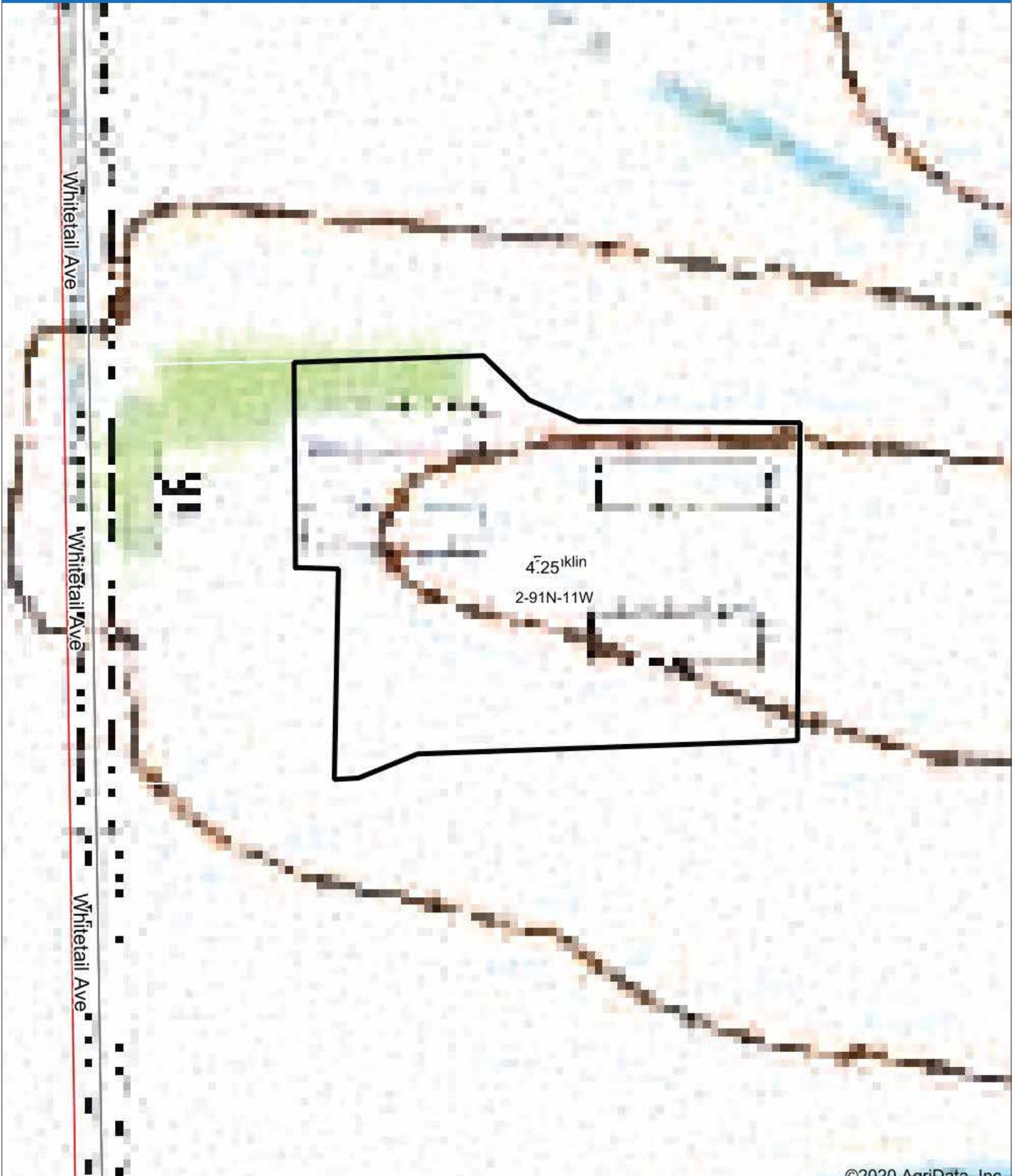
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FSA Map



Topo Map



Listing Summary

4.25+/- Acres Bremer County, IA

Located in Bremer County, IA just North of Highway 3 sits this fully operational custom calf yard, complete with nursery, pole barn for hay storage, and manure pit.

The main barn was constructed in 2013 and measures 252'X64' with 18' side-walls (16,128 sq ft). The well thought out design has a poured cement floor with 4 foot sidewalls, a curtain ventilation system, with the 13 pens that are able to be extended into the feed alley when more room is needed. Complete with automatic waters and feeders, this building was rated up to 700 calves when constructed; but is currently being operated at 500 head of dairy beef calves in the 400-450 lb range. There is also additional concrete poured outside that would provide an opportunity for further expansion!

The nursery measures 148' x 42' (6,216 sq ft) and is divided into 4 rooms capable of holding 66 calves per room with a central control room housing the water heaters, ventilation system, and other supplies. There is also a well on site, and a manure pit that is currently being pumped 2 times a year. The third building on this property is an older poultry barn measuring 200' x 40' (8,000 sq ft) that provides hay storage.

The current owners are operating under a leased space contract, which would be possible for the new operator to continue. If this contract was continued, it would enable this investment to cash flow on day one!

Contact Iowa Land Specialist, Nick Hopp 319-240-6121 or Nick@Highpointlandcompany.com for more details or showings.

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“We sell farms, it’s what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client’s largest financial transactions of their lives. It’s our job to get it done right.”

CONTACT LAND AGENT:

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