

**Offered for sale exclusively by The ACRE Co.**

# 4,000 Head Swine Finishing Unit

Located 1 mile west and 1/2 mile south of Fonda, Iowa

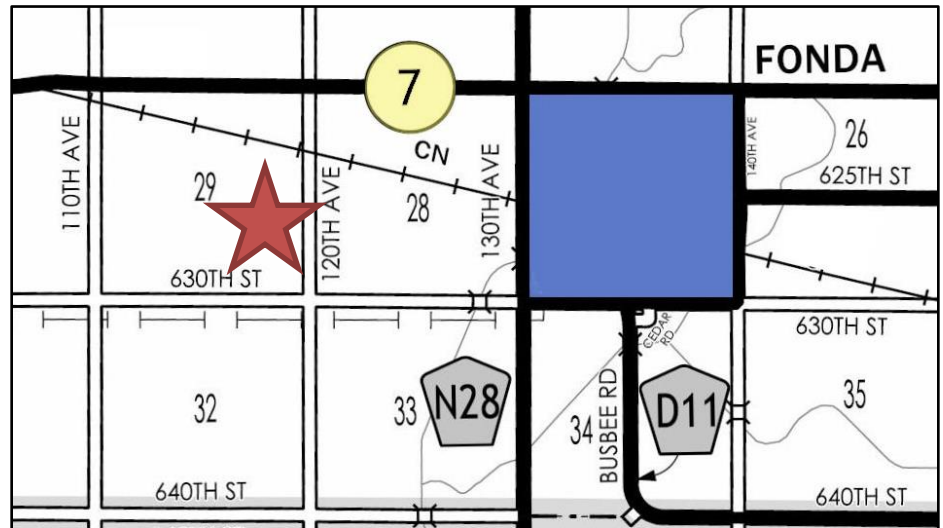


**Excellent Facility, Make an Offer!**

Take a look at this modern, owner-operated facility in top condition conveniently located in the Fonda area just south of Highway 7. The improvements on this 4.5 acre site include two 42' x 410' finishing barns plus a deluxe 32' x 40' office/storage building with shower. The owner has maintained and managed these 10 year old barns personally and it shows. Complete environmental plan with manure easements and records available. Give us a call to look at this outstanding facility.

**Legal: A tract in the NE1/4 SE1/4 Section 29, Cedar Township, Pocahontas County, Iowa.**

**Real Estate Taxes: \$ 3,992 annually    Price: ~~\$ 550,000.00~~    Price Reduced: \$450,000.00**



**Broker's Note:** Swine guys—this site would make a great investment for a farmer owner-operator, or a top option for an addition to an existing swine finishing operation.



Jon Hjelm, ALC Broker  
Accredited Land Consultant  
712-262-3529 Spencer, IA



**[theacreco.com](http://theacreco.com) No. 1 ranked Iowa farmland website on Google**

Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm / The ACRE Co.