



AGRI • MANAGEMENT SERVICES

GROWTHLAND Realty & Appraisal

16.46 Acres M/L Buchanan County, IA \$649,000

Acreage 2457 110th St Stanley, IA

Unique opportunity to purchase a hard to find acreage with income potential. This 16.46 acre M/L site is located less than a 1/4 mile from 110th St, a hard surfaced road. The ranch style, four bedroom, two bathroom home was built in 1999 and a two stall garage was added in 2011.

Location: Located one mile Southeast of Stanley in Section 4 of Buffalo Township; at 2457 110th St, Stanley Iowa.

Acreage Breakdown:

Taxable Acres: 16.6 A m/l
Tillable Acres: 5.11 A m/l
Building Acres: 11.12 A m/l

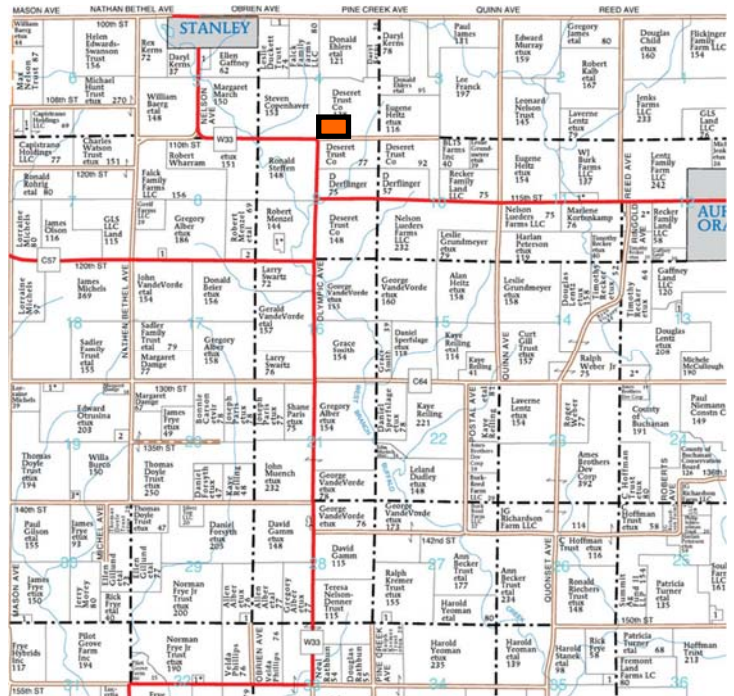
Soil Productivity: Cropland CSR2: 89.6

School District: Oelwein School District

Taxes: \$4,336 annually

Other Highlights include:

- Modern swine buildings - (2) 74' x 186' buildings with office, connecting hallway and load out
- 60' x 140' pole building with concrete floor
- 15,000 BU grain storage
- Excellent well with rural water available on site
- Additional unattached 2 car garage & 2nd swine building
- 5.11 tillable acres—currently in hay production



Agri Management Services

5475 Dyer Avenue, Suite 141
Marion, IA 52302
(319) 377-1143
www.agri-management.com

Appraisals

John Airy, Licensed in IA
(319) 350-0474
john@agri-management.com

Farm Management

Dale Kenne, Licensed in IA
(515) 368-1313
dale@agri-management.com

Real Estate Sales

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Aerial View



	Size	Year Built	Comments
House:	1,792 Sq Ft	1999	4 Bedroom, 2 Bath Ranch with Full Basement
Attached Garage:	28' x 28'	2011	2 Garage Doors with Openers
Un-attached Garage:	24' x 32'	1991	Metal Roof with 2 Roll up Doors
Modern Swine Buildings with Attached Office:	(2) - 74' x 186'	1999	Buildings have 2 Nursery & 7 Grow Finish rooms with attached office/shower and connecting hallway.
Slurrystore:	81' x 14'	2013	539,000 gallon manure storage
Grain Storage Bin:	36' x 18'	1968	15,000 Bushel Storage
Steel Utility Building:	60' x 140'	1972	Building has concrete floor throughout
Swine Building:	32' x 160'	1976	

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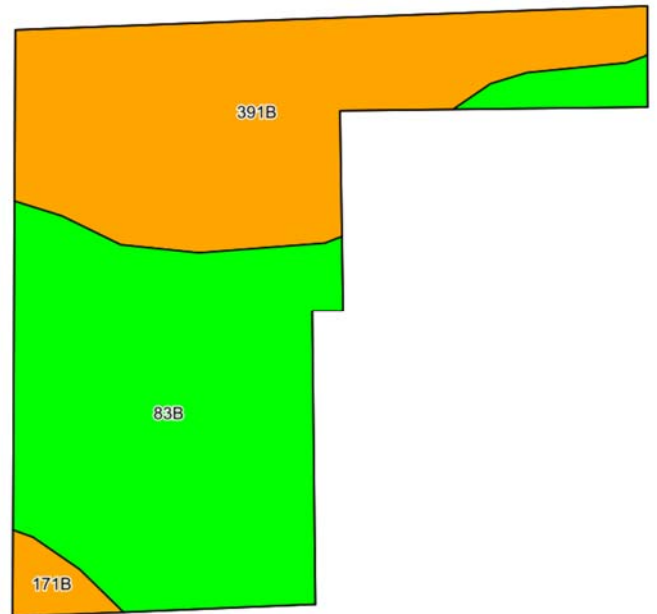


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Tillable Acres



Tillable Soil Map - CSR2



Code	Soil Description	Acres	%	CSR2	CSR2*
3B	Kenyon loam, 2 to 5 percent slopes	2.75	53.8%		90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	2.23	43.6%		87
171B	Bassett loam, 2 to 5 percent slopes	0.13	2.5%		85
Weighted Average					89.6





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Photos



4 Bedroom Ranch Home



Kitchen



Living Room



Dinning Room



Attached Garage



Garage Interior

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Photos



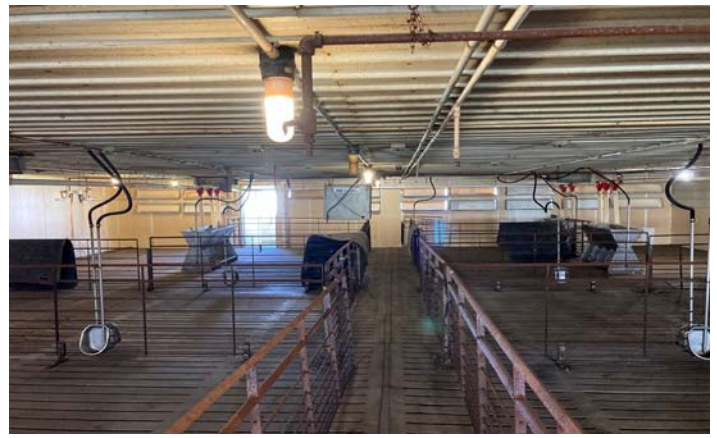
Swine Buildings View from SW



Swine Buildings View from SE



Nursery Room View



1 of 7 Grow Finish Rooms



Grow Finish Room View



1976 Swine Building

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Photos



2 Stall Garage



60' x 140' Pole Building



Grain Bin



5 A M/L Tillable



Site View from SW



Site View from NE

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