

FOR SALE

High Plains Dairy



208.36± Acres
Osceola County, Iowa

- Expandable
- More Land Available
- Choice of Milk Markets

Exclusively Listed By:

Coldwell Banker Burnet Realty
William Popp, Listing Broker
Iowa License# B64970000 IA

In Cooperation With:

THE RANCH COMPANY
A Dairy Division of Pearson Realty





High Plains Dairy

208.36± Acres

\$9,000,000

LOCATION:

The main dairy is located approximately two miles south and four miles east of Ashton in Osceola County at 5523 260th Street, Sanborn, Iowa. The dry cow and heifer facility with house is located approximately two miles west and six miles south of main dairy.

DESCRIPTION:

Dairy - The dairy consists of a 1,935± free stall in 2 sand bedded barns. Barn 1 is 1,020'± x 135'±. Barn 2 is 660'± x 121'± with parlor, connecting crosswalks, holding area and a maternity 50'± x 240'± area. There is also a 72'± x 80'± heated shop.

Parlor - Double 24 parallel with sub-way. Currently milking 2,500±, 2.5x.

Feed Area - 40,000± ton forage pad, scale, 8 bay commodity shed.

Manure Handling - Sand recycling lane, concrete storage pad, 3 stage 30,500,000± gallon lagoon. All pumps included.

Agreements - Seller has agreement in place for manure application and forage production.

LEGAL:

Osceola County PID #'s 000000113311010, 000000113312010, 000000113313000, 000000113314000 and 000000113321000.

O'Brien County PID #'s 0005011175 and 0006062250.

MARKETS:

There are several processors to choose from within the area. Milk is currently shipped to a nearby Minnesota cheese processor.

PRICE/TERMS:

\$9,000,000 facilities and land. Seller will consider selling as a turn key operation with labor and management staff in place.

NOTE:

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PROPERTY PHOTOS



