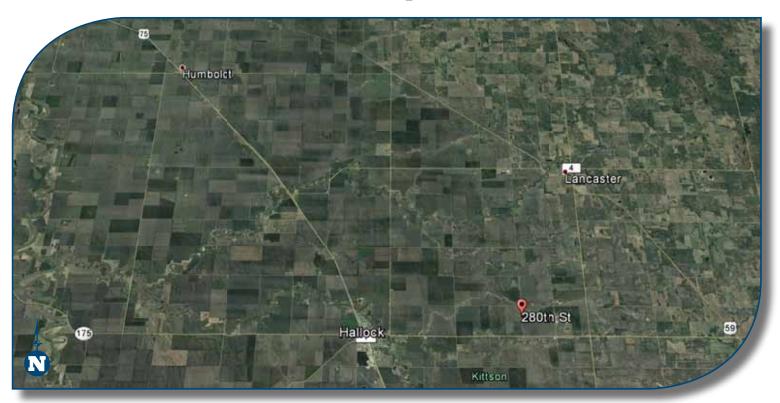


FOR SALE

North Star Dairy



80± Acres, Lancaster Kittson County, Minnesota

- Facility can be expanded
- Low land costs, rich soils
- Many by-products available (beet pulp, canola meal, sunflower meal, potato by products)
- Excellent secondary roads, close to Interstate 29 (30± miles)

Exclusively Listed By:

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

In Cooperation With:

THE RANCH COMPANY

A Dairy Division of Pearson Realty





North Star Dairy

80± Acres

\$980,000

DESCRIPTION:

The Dairy which includes 80± acres, two free stall barns with 1,380 sand bedded stalls, D-24 De laval parlor, two 8,000 gal. bulk tanks and 19,000,000± gal lagoon. All floors are heated in the barns and parlor area. The concrete forage pad has a capacity of 30,000± tons. There is a 40'x80' heated shop and bulk hopper bins for supplements.

LOCATION:

The location of the dairy has been another challenge since it is only $10\pm$ miles from the Canadian boarder and $15\pm$ miles from North Dakota. This is great farm country being in the Red River Valley and rich soils on flat, well drained topography. The closest US city is Grand Forks to the south and Winnipeg about $60\pm$ miles to the north.

LEGAL:

Parcel ID 070151220 Lancaster, MN in Kittson County.

WATER:

The water supply is from a public rural water supply system, very good quality.

PRICE/TERMS:

\$980,000 cash.

NOTE:

This property is listed by: Coldwell Banker Burnet Realty

William Popp, Listing Broker Iowa License # B64970000 IA

In Cooperation With:

Pearson Realty

PROPERTY PHOTOS





















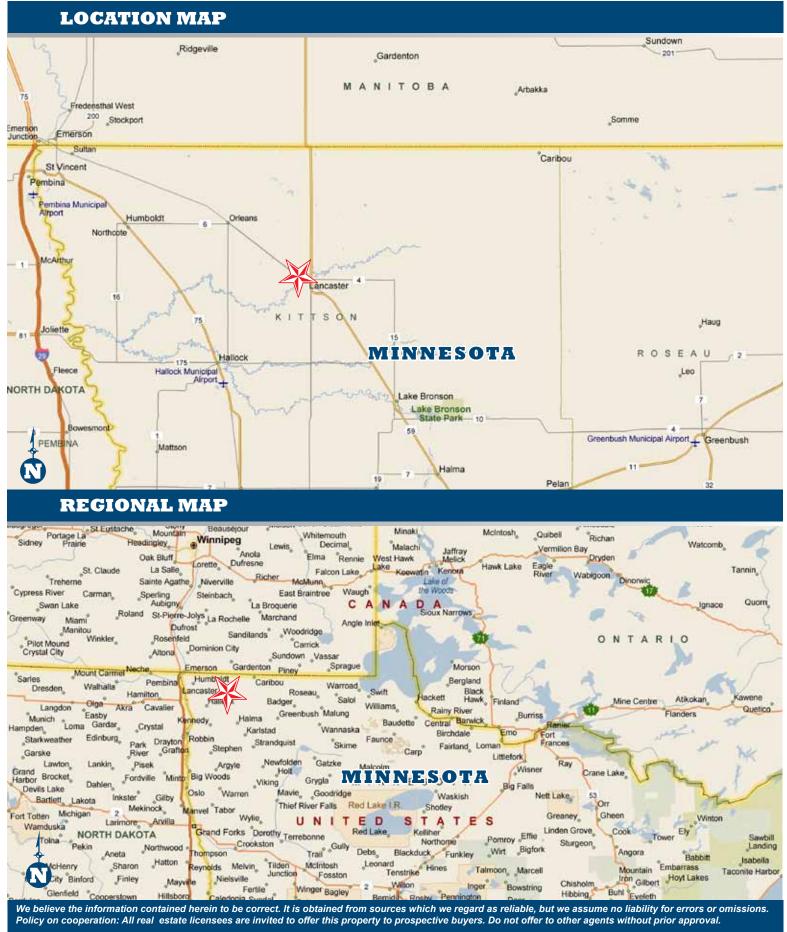












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