

SEALED BID

65 YEARS
Built on Trust.

AUCTION

Humboldt County, Iowa Hog Facility

Livermore, Iowa



LOCATED 2.3 MILES EAST OF LIVERMORE, IOWA
ON 120TH STREET TO 2602 120TH STREET.



DEADLINE: WEDNESDAY, JUNE 25 | 1PM CDT 2025

OPEN HOUSE:
JUNE 18 FROM 1-4PM



AUCTIONEER'S NOTE: Excellent opportunity to grow your livestock operation with this Sealed Bid Auction featuring three wean-to-finish hog buildings located just east of Livermore. This 7,296±-head facility is being offered with active production contracts in place until 2031.

**BIO SECURITY PROTOCOL
WILL BE FOLLOWED AT OPEN HOUSE**

7,296± HEAD HOG FACILITY ON 7.54± ACRES – OFFERED IN 1 TRACT

- (1) 70'x277 hog confinement building built in 2019, with 8' pit, (2) 12T bulk bins & (2) docks.
- (1) 81'x225' hog confinement building built in 2015, with 8' pit, (2) 12T bulk bins & (1) dock.
- (1) 85'x225' hog confinement building built in 2012, with 8' pit, (2) 12T bulk bins & (1) dock.
- Connected with walkways & 28'x36' equipment building.
- Onsite backup generator.
- Property is supplied by a well.
- Situated on 7.54± acres & located on hard surface road.
- Contract at \$37 per pig space with approx. 6 years remaining on contract. View contract online.
- **Included:** (6) LP tanks, Onsite backup generator, Any item present on the day of final settlement/closing.
- **Not included:** Skid loader, Skid loader attachments.
- Tax Parcels: 0314100007, 0314100009, 0314100011 = \$8,388.00 Net

HOW TO BID:

All sealed bids need to be received by
Wednesday, June 25, 2025 at 1:00PM CDT.

There are three ways to submit a bid:

1. **DOCUSIGN** Contact Mason to request a Sealed Bid Form to be completed via DocuSign.
2. **EMAIL** Download Sealed Bid Form from SteffesGroup.com. Email completed form to Mason.Holvoet@SteffesGroup.com. If emailed, it shall be the bidder's responsibility to confirm bid form has been received.
3. **IN-PERSON** Make an appointment with Mason to fill out the Sealed Bid Form.

Terms: This sealed bid real estate auction will have a 5% buyer's premium. If you are declared the winning bidder, 10% down payment is due upon acceptance. Balance due at final settlement/closing with a projected date of August 11, 2025, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of August 11, 2025 (Subject to Swine Grow Finish Agreement on buildings).

Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

See complete terms & conditions online at SteffesGroup.com

**STEFFES GROUP
REPRESENTATIVE**

MASON HOLVOET,
(319) 470-7372

Iowa Real Estate Salesperson S69890000



CLOSING ATTORNEY:

Brandon J. Dodgen of Lemmenes & Dodgen



SteffesGroup.com | (641) 423-1947

Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641



