

SEALED BID

# AUCTION

*Humboldt County, Iowa Hog Facility*

**65** YEARS

Built on Trust.

*Livermore, Iowa*



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

**DEADLINE: WEDNESDAY, JUNE 25 | 1PM** CDT 2025

**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.

**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

**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](https://SteffesGroup.com)



ALL LINES AND BOUNDARIES ARE APPROXIMATE

**OPEN HOUSE:  
JUNE 11 FROM 1-4PM**



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

**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](https://SteffesGroup.com). Email completed form to [Mason.Holvoet@SteffesGroup.com](mailto: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.

**STEFFES GROUP  
REPRESENTATIVE  
MASON HOLVOET,  
(319) 470-7372**

Iowa Real Estate Salesperson S69890000



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