6733 160th St Harris, Iowa



Continue the dream of the family farm on this 12.06 acre homestead, complete with 2,200 head hog finishing barn, (2) pole buildings, and an updated farmhouse. The 3,044 sq. ft. 4 bed, 2 bath home experienced additions in 2009 and 2012 to include a 12' x 12' covered deck, main floor bedroom, full bath, laundry room / mudroom, and breezeway leading to a 32' x 36' garage. The upper level of the home includes 3 additional bedrooms and 1 bathroom. Most notably this site includes a 2,200 head finishing barn which just underwent an extensive renovation; including lighting, feedlines, gates, waterers & waterlines, feeders, insulation, exterior doors, and roof. There is a 2020 built 40' x 120' machine shed and a 1980's 54' x 54' machine shed, (2) late 1970's 6,000 bushel dryer bins, a cattle lot, and several other buildings. Property is located on the eastern edge of Osceola County, 1 mile south of Hwy 9.



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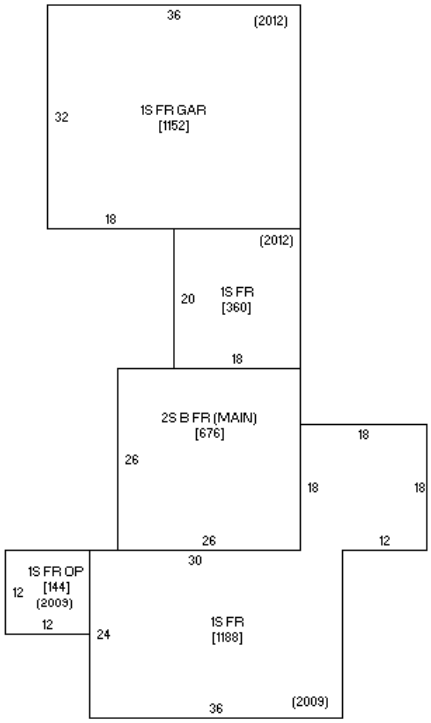






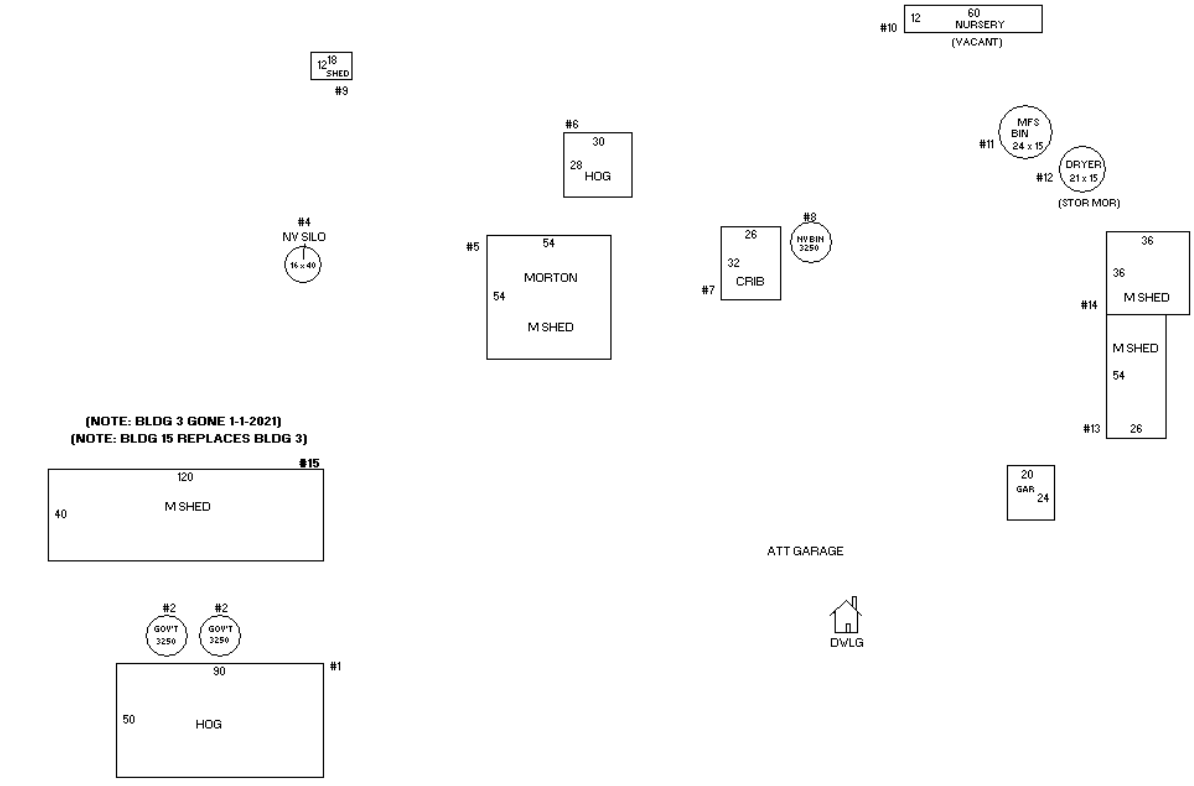
Year Built	1911, Additions 2009 & 2012	Taxes	$2,116 (Inc. homestead and barn parcel)
Bedrooms	4	Septic	Seller to reimburse buyer or complete update
Bathrooms	2.5	Water	Osceola County Rural Water
Year Built	1911, Additions 2009 & 2012	Electric	Osceola Electric Coop
Bedrooms	4	Propane	Owned
Bathrooms	2	Room Dimensions	
Garage	32’ x 36’ insulated, electric heat, floor drain	Breezeway 19.5’ x 7’	
Acres	12.09 gross acres, both parcels	Kitchen 21’ x 11’	
Heating	2016 Lennox FHA Propane	Dining 24’ x 11’	
Fireplace	Gas	Living Room 22.5’ x 16.5’	
Cooling	2016 Lennox, Heat Pump	Master Bedroom 17’ x 12’	
Water Heater	2013 Marathon Electric, Water Softener Owned	Bathroom 14.5’ x 7.5’	
Electric	200 AMP Electric Box Updated 2009	Laundry 17’ x 16.5’	
Roof	Asphalt 2005 main house, 2009 & 2012 Additions	Bedroom 2 11’ x 12’	
Siding	Smart Side	Bathroom 10.5’ x 8’	
Windows	Year of additions, Kitchen & Breezeway 2020	Bedroom 3 12’ x 8’	
Foundation	Poured Concrete	Bedroom 4 12’ x 11’	

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Sketch by www.camavision.com

HOME LAYOUT, SQ FT, YEARS OF ADDITIONS



Sketch by www.camavision.com

ACREAGE LAYOUT































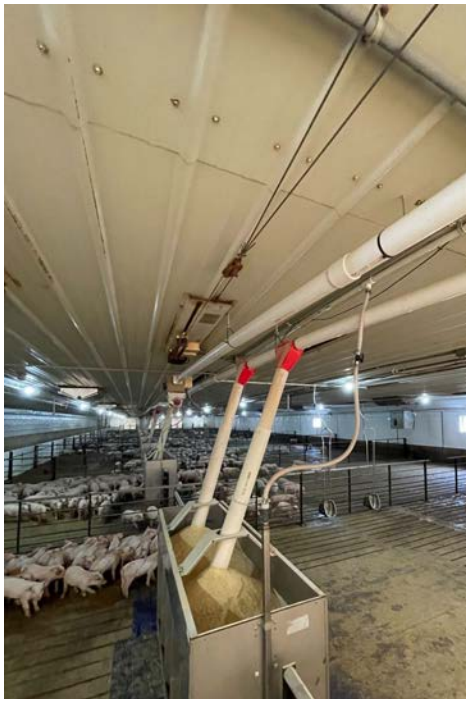




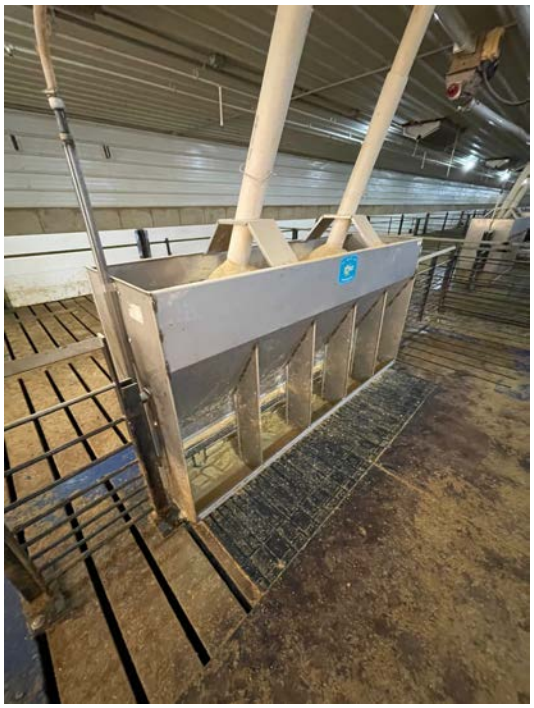
2,200 Swine Wean to Finish Barn

Year Built	2005, Extensive Renovation 2020/2021		
Current Integrator	Son-D-Farms, Current turn will finish September timeframe		
Updates	2020-2021 Lighting, feedlines, waterlines, gates, wet/dry feeders, SS cup waterers, 14” attic insulation, sidewall “Warm Wall”, exterior doors, tin roof		
Building Dimensions	101’ x 161’		
West Room Pens	(9) 125 Head Pens	East Room Pens	(9) 125 Head Pens
Ventilation	Tunnel Vent	Ventilation Controller	Expert VT-110 Airstream
Emergency System	Agri Alert 800T		
Scales	Feed-Link Integra		
Ceiling	Steel		
Feed System	Flex Flo	Feeders	Wet/Dry w/ slat savers
Waterers	SS Cup		
Gates	Skattum Gates, Quick Sort		
Load Out	Loading dock		
Generator	Onan 35 KW, 500 Gal. Propane Cooperative Energy		
Office	Bathroom, Shower, Washer / Dryer, Electric heat		
Manure Terms	Buyer to gain full manure rights & responsibilities		
Water	Rural Water		
Propane	(2) 1,000 Gal. Popkes Rock Rapids	Heat	(2) LB White Per Room
Electric	Osceola Electric Coop		

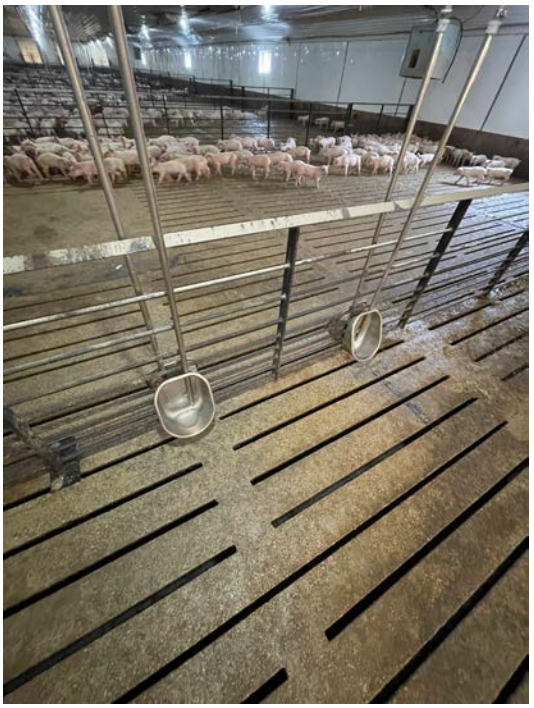
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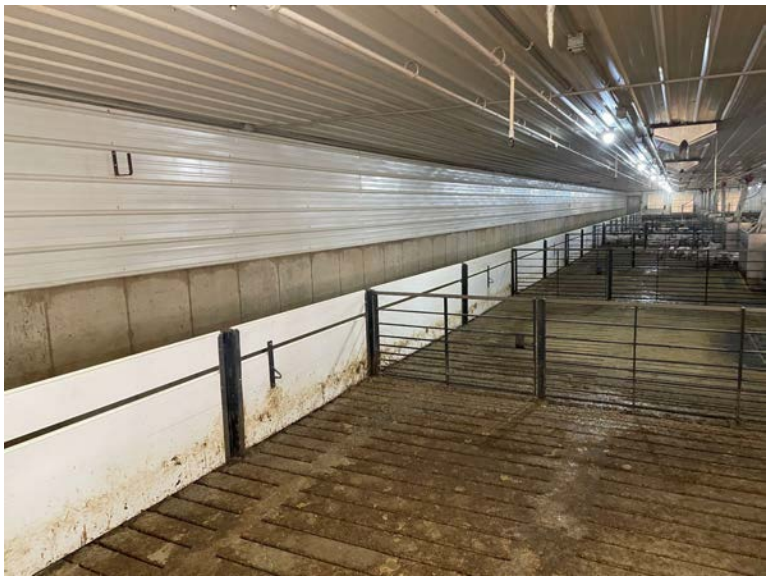
NEW FEED LINES



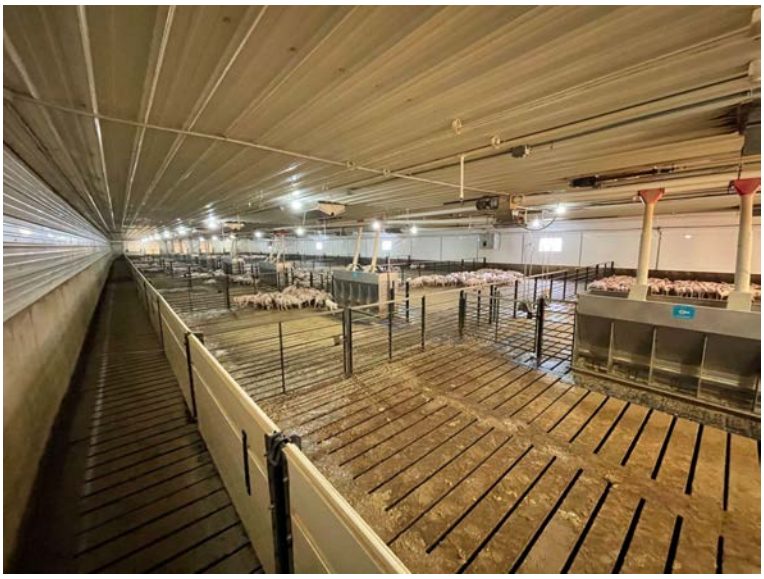
NEW WET / DRY FEEDERS



ADDITIONAL SS CUP WATERERS



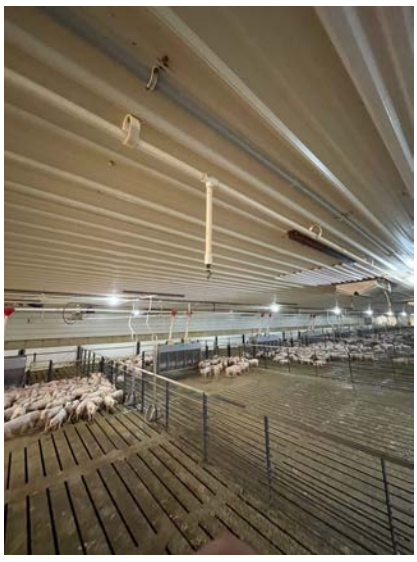
QUICK LOAD GATING SYSTEM



(9) 125 HEAD PENDS PER ROOM



NEW “WARM WALL”



SOAKERS



35KW GENERATOR



OFFICE W/ WD, SINK, STOOL



OFFICE SHOWER



EXPERT VT-110 VENTILATION SYSTEM



NEW SS SCALES



AGRI ALERT 800T







40’ x 120’ Machine Shed	
Year Built	2020 by Chris Hoyt
Side Wall Height	18’
Door Sizes / Type	20’ x 18’
Floor	Dirt
Electrical	100 Amp Breaker Box, Electrical along north wall, Lights down center
Plumbing	None





54’ x 54’ Machine Shed	
Year Built	1982
Side Wall Height	14’
Door Sizes / Type	West 17’ x 13’ Sliding, North 26.5’ x 14’ Sliding
Floor	Concrete
Electrical	100 Amp, Plugins & Lighting throughout
Plumbing	None

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Storage Shed	
Year Built	1975
Door Sizes / Type	10’ x 10’
Floor	Concrete
Electrical	None, Disconnected
Plumbing	None Disconnected
Steel roof and side walls, side wall steel approximately 5 years old	



Bins	
Buschel	(2) 6,000
Year Built	1978 & 1979
Type	Dryer, 1 Stir Dry, 1 Top Dry
Owner has been using south bin, which has new dryer motor. North bin has not recently been used.	

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Other Buildings	
Corn Crib	26’ x 32’
Machine Shed	54’ x 26’ & 36’ x 36’
2nd Garage	20’ x 24’ newer roof & ohd door, electric to building
Nursery Barn	1992 12’ x 60’ unused nursery
Hog House	Building by road, 50’ x 90’ w/ pit.

Included / Excluded	
Included Items	Stove, refrigerator, dishwasher, microwave, washer & dryer, cattle gates, electric waterer
Excluded Items	Curtains, Freezers, Steel Benches (shop), fuel tanks, welder, air tanks, all personal property unless otherwise agreed to.
Included & Excluded items agreed to in final purchase agreement shall precede over list provided	

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