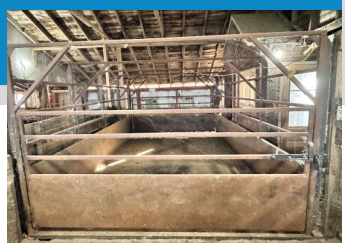
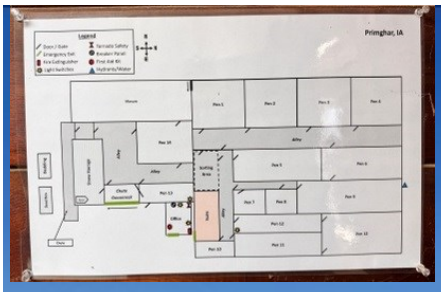


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PRIMGHAR, IOWA

O'BRIEN COUNTY



VANDERWERFF and ASSOCIATES

0.61 ACRES

WORKING LIVESTOCK FACILITY FOR SALE









OPPORTUNITY AWAITS!

Located on the outskirts of Primghar, Iowa, this versatile livestock facility offers an excellent location along Highway 59 with easy access and plenty of possibilities!

Situated on 0.61 acres, this property is equipped with the infrastructure needed for a variety of livestock operations. Whether you're looking for a working livestock facility, a place to raise show animals, or a property to convert for another use, this location has great potential!

ENDLESS POSSIBILITIES!

This facility could accommodate **hogs, calves, sheep, goats, or a variety of other livestock.** It would be an excellent setup for show livestock, sorting and handling livestock, or could potentially be retrofitted into a storage facility.

GREAT LOCATION • VERSATILE FACILITY • MULTIPLE OPPORTUNITIES!

PROPERTY FEATURES

- Loading and unloading chute at dock height
- Working livestock pens with Smidley waterers
- 220-amp electrical service
- Sump pump
- City water
- Bulk bins
- 10,000 lb. livestock scale (head not included)
- Convenient Highway 59 location

$49,500 **New Listing!** **775 S RERICK AVE, PRIMGHAR, IA 51245**

The information contained herein was gathered from sources believed to be reliable. We do not guarantee this information and urge the prospective buyers to do an investigation on their own if so desired.

REALTOR®