

Growthland

Recently renamed from Agri-Management Services

**3.5 Acres m/l
Butler County, IA
\$165,000**

Farmstead for Sale
22118 Cedar, Dumont

Location: Located at 22118 Cedar, two miles south of Dumont and 12 miles east of Hampton in Section 4 of Madison Township.

School District: Hampton-Dumont School District

Estimated Taxes: \$475.00 annually

Comments: Currently this building site is used in a cow/calf operation. The building site includes a hoop building for hay storage, two cattle buildings and a smaller, insulated shop along with concrete feedlots outside the cattle buildings. Two graveled driveways connected in a horseshoe pattern provide excellent site access. Water is supplied by a well with a rural water hookup located in the NW corner of the property.

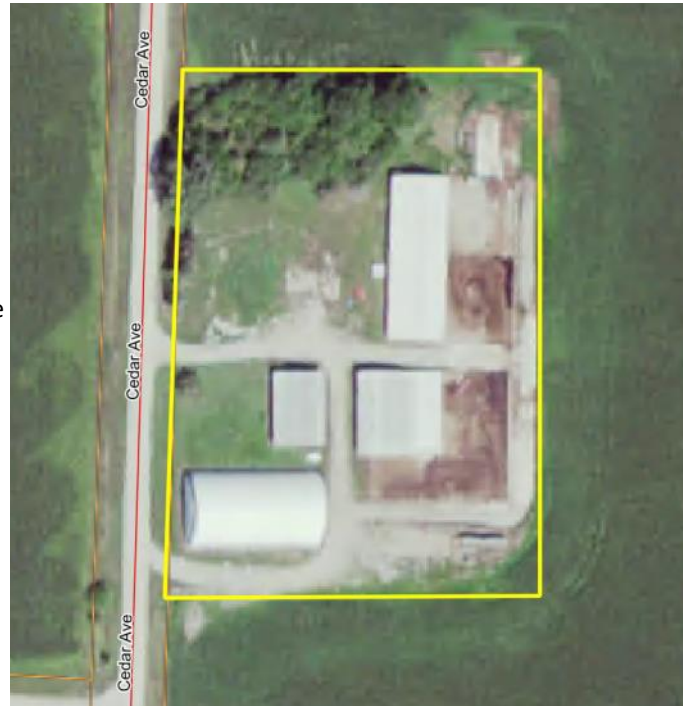
The owner is reserving the bales, bunks, corrals, gates and any equipment present. There will be an easement for the rock lane on the south side of the hoop building for the cropland owner to access the field. Please contact agent for additional details.

Possession: At closing.

*Exact boundaries will be determined from a survey.

This building site has many possibilities. Use it for cattle production, machinery storage, a site to build your dream house, or all three!

Building	Year Built	Size
Cattle Shed #1	1980	4,608 Sq Ft
Cattle Shed #2	1988	6,720 Sq Ft
Shop	1980	2,646 Sq Ft
Hoop Building	2011	8,400 Sq Ft



Contact Us:

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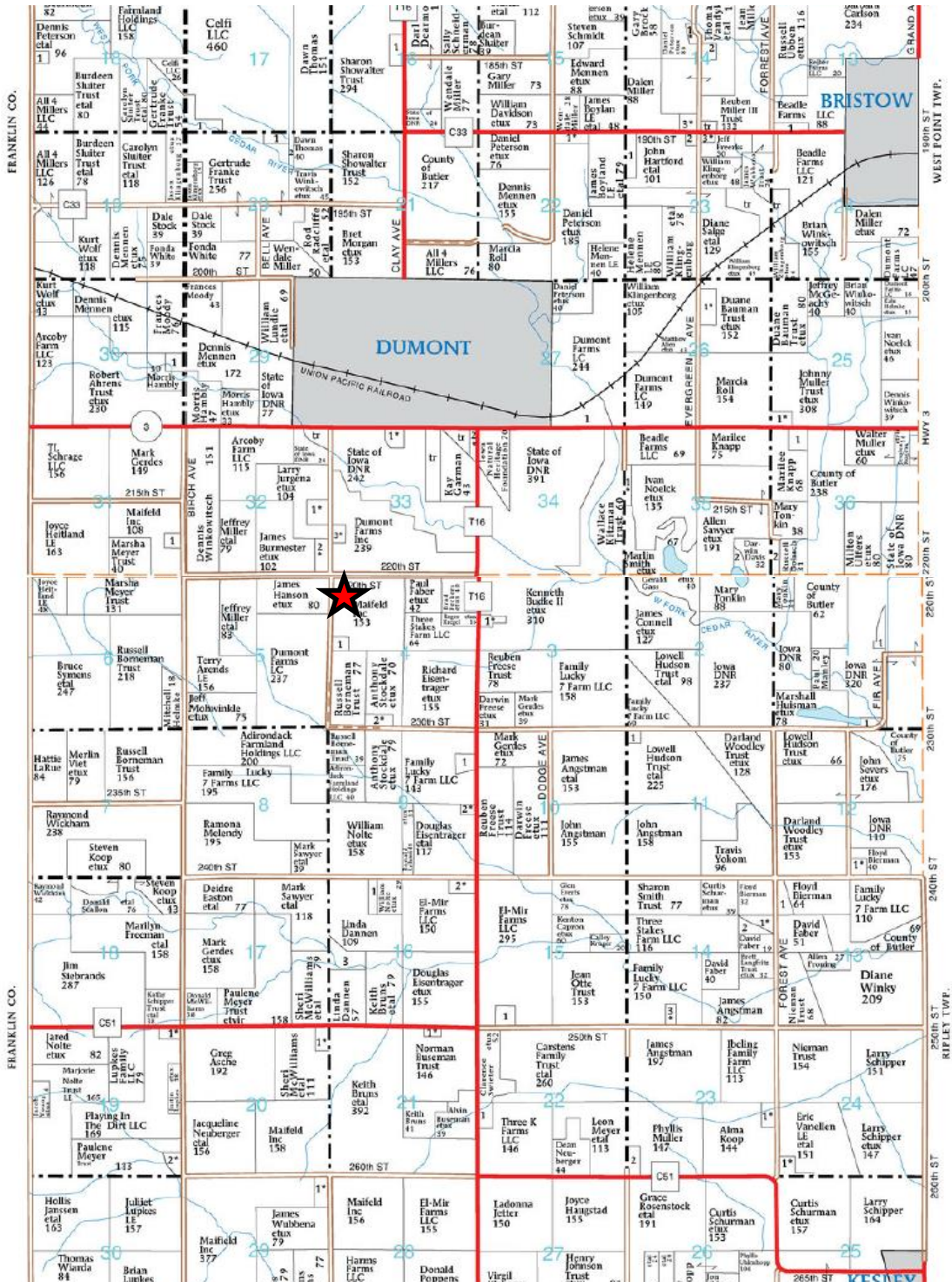
Richard Isaacson, Licensed in IA, MN, SD
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

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Plat Map



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Photos



View of the Building Site Looking West



View of the Building Site Looking East

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View of the South Half of the Building Site Looking West



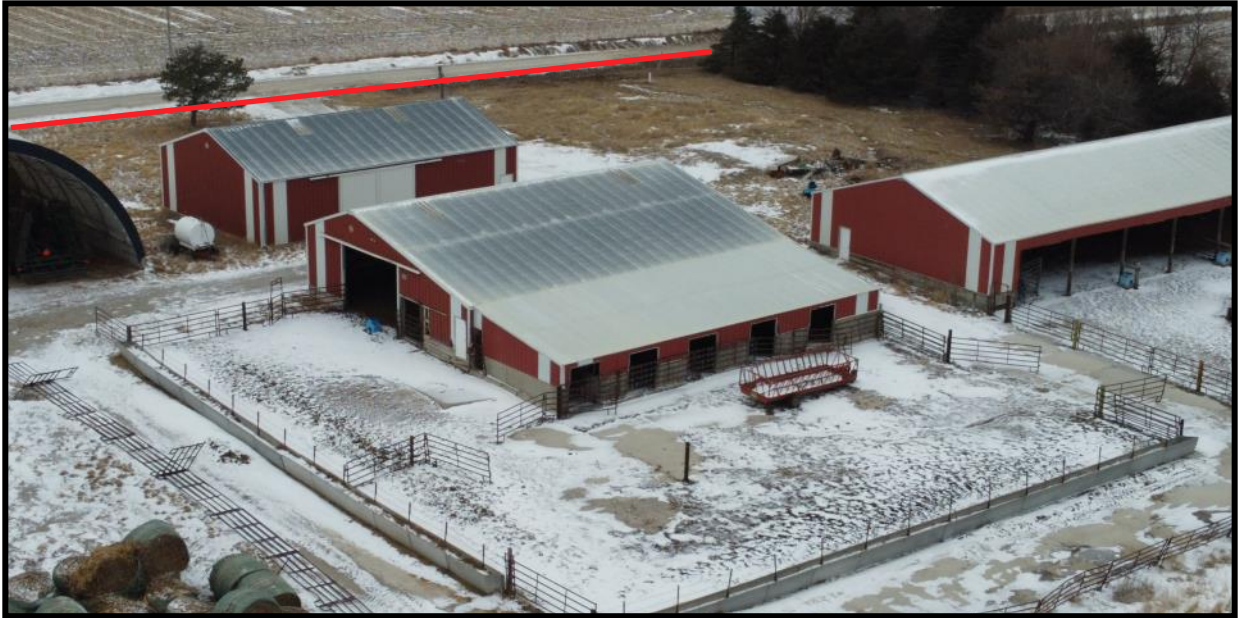
View of the North Half of the Building Site Looking Northwest

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Looking Northwest



Looking Northwest

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Looking East



Looking South

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