



**1800 Head Farrowing Facility For Sale!**

**This Facility Is Located Just North Of Hull, IA!**

**This Is A Well Maintained Facility With Great Income Potential!**

**Price: \$1,900,000.00 With Stock**



**[zomercompany.com](http://zomercompany.com)**

**712-476-9443**

**Agents:**

**Zomer Company**

**1414 Main St., Rock Valley, IA 51247**

**Office— 712-476-9443**

**Broker: Mark Zomer - 712-470-2526**

**Blake Zomer - 712-460-2552**

**Gary Van Den Berg - 712-470-2068**

**Darrell Vande Vegte - 712-470-1125**

**Ryan Zomer - 712-441-3970**

**Bryce Zomer - 712-451-9444**

**Agents Comments: Wow! When was the last time you had an opportunity as fantastic as this one! We are honored to offer for sale to the public a well maintained farrowing operation located just North of Hull, IA for Van Regenmorter Pork, Inc! Call an agent today to visit about this property!**

**Location:**  
**3280 310th St., Hull, IA**



**Agents:**

**Zomer Company**

**Mark Zomer - 712-470-2526 — Blake Zomer - 712-460-2552**

**Gary Van Den Berg - 712-470-2068 — Darrell Vande Vegte - 712-470-1125**

**Ryan Zomer - 712-441-3970 — Bryce Zomer - 712-451-9444**

**Abbreviated Legal Description:** Parcel A in the SE1/4 of Section 22, TWP 97N, Range 45W, Sioux County, IA. Subject to all public roads and easements of record.

**General Description:** According to the survey this property consists of approx. 15.10 gross acres! This property is located just North of Hull, IA! The buildings on this property consist of 4—48 x 144 gestation barns, a 74 x 324 farrowing barn, a 36 x 72 breeding barn, a 60 x 136 breeding barn, a 40 x 107 gilt developer, a 45 x 72 machine shed with a feed mixing room, a 24 x 34 heated equipment storage building and a 2 story home! This site has been well maintained and has a good production history! If you are looking to add a nice site to your operation or looking to start your own farrowing operation this site provides a fantastic opportunity to purchase an existing and operating farrowing facility! Do not pass up this property as properties like this are not available every day!

**Price: \$1,900,000.00. This price does also include the breeding stock.**

**Terms:** 15% earnest money deposit due with the offer with the full balance due on closing day. Property is sold as is, where is with any defects.



#### Overview



#### Legend

-  Parcels
-  Roads
-  Corporate Limits
-  Parcel Numbers
-  Streams and River

Date created: 12/30/2022  
Last Data Uploaded: 12/29/2022 11:03:31 PM

Developed by  **Schneider**  
GEOSPATIAL





## **Building Information:**

### **1. 40 x 107 Gilt Developer**

- 3 rooms
- 260 to 270 head
- all slats
- 1/2 of the building has a 3ft deep pit which pull plugs to the other half of the building which has a deeper pit (Depth unknown)

### **2. 60 x 136 breeding barn**

- 386 Crates
- 2 rooms
- Manure from this building is pull plugged to the outside lagoon storage

### **3. 36 x 72 breeding barn**

- 16 open concrete pens
- 160 head
- Manure from this building is pull plugged to the breeding barn and then pull plugs to the lagoon.

### **4. Workshop/Power washer storage/water heaters**

- All tools in the tool room will be included in the sale

### **5. 74 x 324 Farrowing Barn**

- 13 separate rooms
- 26 sows per room
- Pec & Phason controllers for each room & Pruden ventilation controllers
- Solid rod crates in each room with cast iron risers and plastic flooring
  - each crate has a heat mat for piglets
- Each sow in each room is hand fed
- Hallway is heated
- Manure from this building is pull plugged to the lagoon
- This building has solar panels on the roof which provides an extra source of power for this building

#### **6-9. Each Building is 48 x 144**

- Gestation Barns
- Each building has 2 rooms with 172 crates per room except building 9 which has 1 room of 172 crates and one room with open concrete pens which can hold approx. 240 head
- Each building has Phason Pec + controllers and Vari Fan ES2+ controllers
- Each building has Micro Cool sequencer dripper controllers
- Each building has its own elec panel and water line
- The hall way in each building is heated
- Building 9 has 2 rooms one with 172 crates and one with open concrete pens
  - The room with open pens has solid plastic gates and concrete pens

#### **10. 45 x 72 Machine Shed**

- Concrete floor
- Mixing room with Mix Mill Automatic Grinder Mixer
  - Mix Mill pneumatic unit

#### **11. 24 x 34 detached garage**

- Heated & insulated

#### **12. Office Building**

- Office Includes 11 x 14 breakroom
- 6 x 8 shower area
- 6 x 8 laundry area
- 2 shower areas
- 12 x 19 office

**Other Site Info:**

- The water for the property is serviced from rural water
- The property does have a well which is used for power washing only
- This site does have a onsite standby generator which is a single phase, 800 amp, 200kw generator.
- This site also has 2 grain bins which are each approx. 6,000bu.
- This site has a total of 2—1,000 gallon propane tanks and 2—500 gallon propane tanks which are owned.

**Items not included with the sale:**

- International Tractor
- Box Scraper
- Skidloader
- Generator (in the machine shed)
- Trailers
- Manure Pump
- Office computer

**Items Included with the sale:**

- Onsite generator
- all attached gating, feeders, crates, controllers, heaters and bulk bins
- All tools in the workshop in the farrowing facility (not the outdoor shop)
- Any parts for the buildings
- Power washers and water heaters
- Items in the office including wash machine and dryer, fridge and microwave
- Propane tanks

**Septic Inspections & Update:**

The seller will inspect the septic system and update to Iowa Code if required.



## **Breeding Stock Information**

### **Genetic Info:**

- PIC genetics
- Durac Semen

### **Head Counts:**

As of January 1, 2023 this site had the following head counts

1807 sows

258 gilts

10 older boars

12 younger boars

### **Total Stock Value:**

1807 head of sows x \$294.00 per head equals \$531,258.00

258 gilts x \$295.00 per head equals \$76,110.00

These two equal a total value of \$607,368.00 for the sows and gilts.

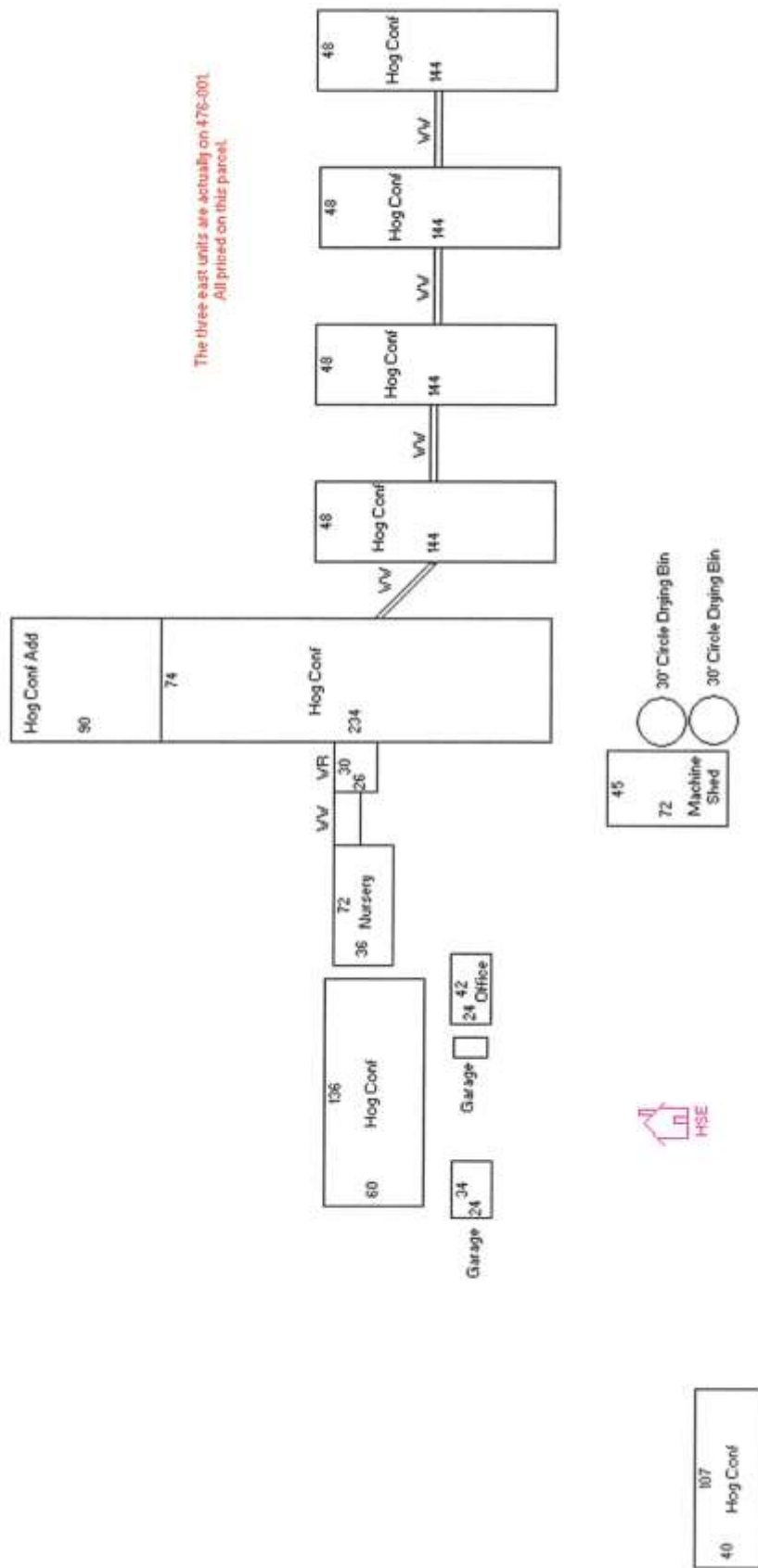
This does not include any value for the boars or piglets.

As of January 1, 2023 there were 2976 piglets on the site however this number changes daily.

These numbers were all as of January 1, 2023 but will fluctuate slightly.

### **Pigs Produced:**

This site on average for the last 3 years has produced approx. 821 pigs per week and approx. 42,699 pigs per year.



### Van Regenorter Pork Average Utilites

		2020	2021	2022
Water	gals	507,000	436,500	452,273
avg/month	\$	\$1,542.80	\$1,374.54	\$1,447.53
Electricity	KW	51,958	52,260	60,345
avg/month	\$	\$3,810.20	\$3,956.45	\$4,694.76
		20-21	21-22	
Propane	gals	19,990.4	19,532.2	
total/year	\$	\$27,221.74	\$36,202.99	
	Avg \$ /gal.	\$1.36	\$1.85	

8012  
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RECORDED  
SIOUX COUNTY IOWA

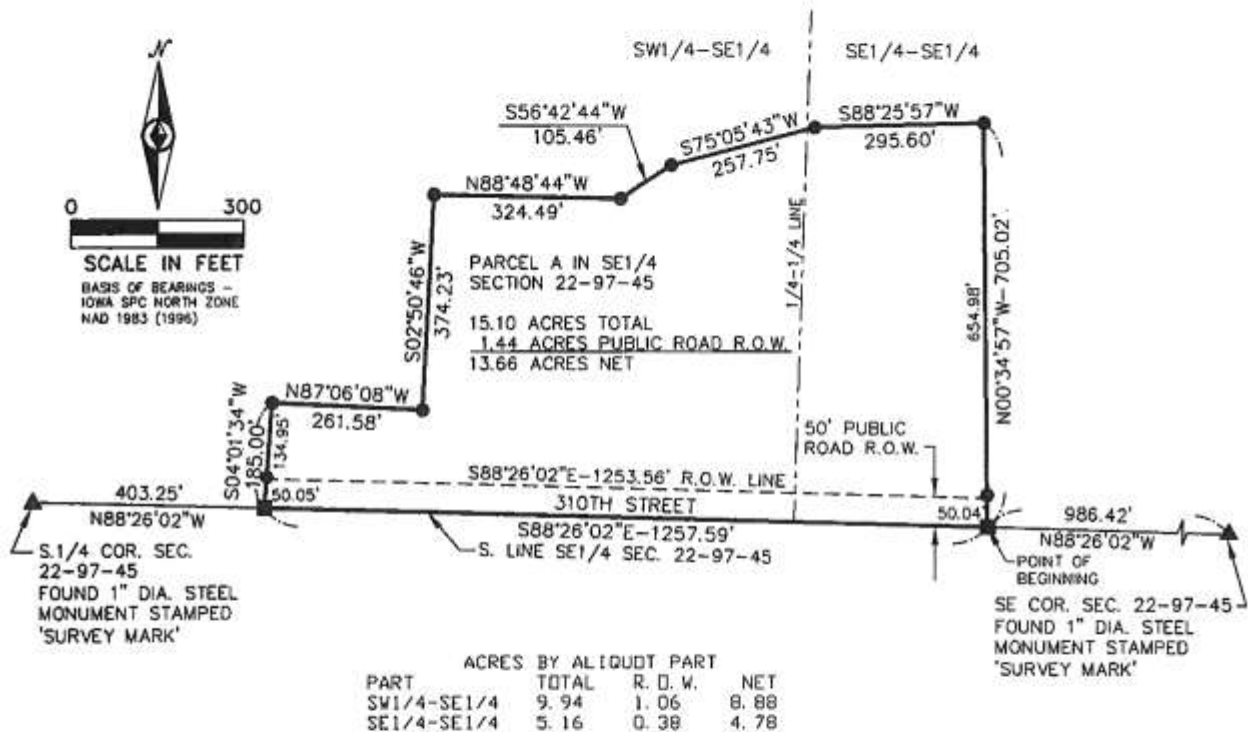
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FILE 2010 CARD 8012

*A. Van Bruggen*  
A. VAN BRUGGEN RECORDER

PREPARED BY: DGR & ASSOCIATES CO., 1302 S. UNION STREET, P.O. BOX 511, ROCK RAPIDS, IOWA 51246 712-472-2531

PLAT OF SURVEY  
PARCEL A IN SE1/4 SECTION 22-97-45  
SIOUX COUNTY, IOWA



DESCRIPTION - PARCEL A IN SE1/4 SECTION 22-97-45:

That part of the Southeast Quarter (SE1/4) of Section Twenty-two (22), Township 97 North, Range 45 West of the 5th P.M., Sioux County, Iowa, described as follows:

Commencing at the Southeast Corner of said Section 22; thence North 88°26'02" West along the south line of the SE1/4 of said Section 22 for a distance of 986.42 feet to the Point of Beginning; thence North 00°34'57" West for a distance of 705.02 feet; thence South 88°25'57" West for a distance of 295.60 feet; thence South 75°05'43" West for a distance of 257.75 feet; thence South 56°42'44" West for a distance of 105.46 feet; thence North 88°48'44" West for a distance of 324.49 feet; thence South 02°50'46" West for a distance of 374.23 feet; thence North 87°06'08" West for a distance of 261.58 feet; thence South 04°01'34" West for a distance of 185.00 feet to the south line of the SE1/4 of said Section 22; thence South 88°26'02" East along said south line for a distance of 1,257.59 feet to the Point of Beginning, containing 15.10 acres, inclusive of 1.45 acres of public road right-of-way along the south side thereof.

## House Information:

- **24' x 30' heated attached garage**
- **Vinyl Siding**
- **Kitchen—8'x 14' with Island**
- **Dining Area—10' x 15'**
- **Formal Dining—14'x 14'**
- **Formal Entry—9' x 9'**
- **Living Room—15' x 17'**
- **Office—12' x 14.6' - on main**
- **Master Bedroom—13' x 13.6' on main with walk in closet**
- **Master Bathroom—5' x 10' with shower**
- **Bathrooms—7' x 10' off entry—Shower only—Half Bath**  
5'x 9' on main with whirlpool tub  
6'x 10' upstairs with shower
- **Bedroom #2—11.6' x 13' with 7' x 11' storage/closet**
- **Bedroom #3—14' x 15' upstairs**
- **Bedroom #4—upstairs**
- **Bedroom #5— approx. 11' x 14' upstairs**
- **Laundry—6' x 14' with sink**
- **Sunroom—15' x 17' - heated**



## SELLER DISCLOSURE OF PROPERTY CONDITION

(To be delivered prior to buyer making Offer to Buy Real Estate)



Property Owner(s) & Address:

3280 310<sup>th</sup> St. Hull, IA 51239

**Purpose of Disclosure:** Completion of Section I this form is required under Chapter 558A of the Iowa code which mandates the Seller(s) disclose condition and information about the property, unless exempt:

**Exempt Properties:** Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply.

If claiming an exemption, sign here and stop.

_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Buyer	_____ Date

**Instructions to the Seller:** (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

**Seller's Disclosure Statement:** Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

Seller initials LVR AR Buyer initials \_\_\_\_\_

### I. Property Conditions, Improvements and Additional Information: (Section I is Mandatory)

EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

1. **Basement/Foundation:** Has there been known water or other problems? Yes ☒ No ☐ Unknown ☐

1A. If yes, please explain: sump now installed / have not had since

2. **Roof:** Any known problems? Yes ☐ No ☒ Unknown ☐

2A. Type shingles shingles

2B. Date of repairs/replacement (If any) \_\_\_\_\_

Describe: \_\_\_\_\_

3. **Well and pump:** Any known problems? Yes ☐ No ☒ Unknown ☐

3A. Type of well (depth/diameter), age and date of repair: we think approx. 16'  
currently using for power washing / and as back up.

Serial#: 099223-100161-9790569

Prepared by: Mark Zamer | Zamer Company | markzamer@yahoo.com |

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3B. Has the water been tested? Yes ☐ No ☒ Unknown ☐

3C. If yes, date of last report/results: \_\_\_\_\_

4. **Septic tanks/drain fields:** Any known problems? Yes ☒ No ☒ Unknown ☐

Location of tank Southwest of house Age \_\_\_\_\_ Unknown ☐

Has the system been pumped and inspected within the last 2 years?

Yes ☐ No ☒ Unknown ☐

Date of inspection \_\_\_\_\_ Date tank last cleaned/pumped \_\_\_\_\_ N/A ☐

5. **Sewer:** Any known problems? Yes ☐ No ☒ Unknown ☐

5A. Any known repairs/replacement? Yes ☐ No ☒ Unknown ☐

5B. Date of repairs \_\_\_\_\_

6. **Heating system(s):** Any known problems? Yes ☐ No ☒

6A. Any known repairs/replacement? Yes ☐ No ☒

6B. Date of repairs \_\_\_\_\_

7. **Central Cooling system(s):** Any known problems? Yes ☐ No ☒

7A. Any known repairs/replacement? Yes ☒ No ☐

7B. Date of repairs A/C unit outside replaced approx. 2021

8. **Plumbing system(s):** Any known problems? Yes ☐ No ☒

8A. Any known repairs/replacement? Yes ☐ No ☒

8B. Date of repairs \_\_\_\_\_

9. **Electrical system(s):** Any known problems? Yes ☐ No ☒

9A. Any known repairs/replacement? Yes ☐ No ☒

9B. Date of repairs \_\_\_\_\_

10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.)

10A. Any known problems? Yes ☐ No ☒ Unknown ☐

Date of treatment \_\_\_\_\_

10B. Previous Infestation/Structural Damage? Yes ☐ No ☒ Unknown ☐

Date of repairs \_\_\_\_\_

11. **Asbestos:** Is asbestos present in any form in the property? Yes ☐ No ☒ Unknown ☐

11A. If yes, explain: \_\_\_\_\_

12. **Radon:** Any known tests for the presence of radon gas? Yes ☐ No ☒

12A. If yes, test results? \_\_\_\_\_ Date of last report \_\_\_\_\_

13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint?

Yes ☐ No ☒ Unknown ☐

13A. Provide lead based paint disclosure.

\_\_\_\_\_

14. **Any known** encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property? Yes ☐ No ☒ Unknown ☐



Exceptions/Explanations for "NO" responses above: \_\_\_\_\_

**ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.**

Warranties may be available for purchase from independent warranty companies.

Seller initials LVR AR Buyer initials \_\_\_\_\_

**III. Additional Non-Mandatory Requested Items:** Are you as the Seller aware of any of the following:

1. Any significant structural modification or alteration to property? Yes ☒ No ☒ Unknown ☐ Please explain: \_\_\_\_\_
2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the property from fire, wind, hail, flood(s) or other conditions? Yes ☐ No ☒ Unknown ☐ If yes, has the damage been repaired/replaced? Yes ☐ No ☐
3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge? Yes ☐ No ☒ Unknown ☐
4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes ☐ No ☒ Unknown ☐
5. Private burial grounds: Does property contain any private burial ground? Yes ☐ No ☒ Unknown ☐
6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes ☐ No ☒ Unknown ☐
7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes ☐ No ☒ Unknown ☐ If yes, what were the test results? \_\_\_\_\_
8. Attic Insulation: Type blowing in Unknown ☐ Amount \_\_\_\_\_ Unknown ☒
9. Are you aware of any area environmental concerns? Yes ☐ No ☒ Unknown ☐ If yes, please explain: \_\_\_\_\_
10. Are you related to the listing agent? Yes ☐ No ☒ If yes, how? \_\_\_\_\_
11. Where survey of property may be found: abstract
12. Wind Farms: Is the subject property encumbered by certain Wind Energy rights? Yes ☐ No ☒ If yes, rights by: Lease ☐ , Easement ☐ , Other ☐ Define Other: \_\_\_\_\_ Wind Farm Company, Owner: \_\_\_\_\_

If the answer to any item is yes, please explain. Attach additional sheets, if necessary: \_\_\_\_\_



**13. Repairs:** Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.) (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary) \_\_\_\_\_

#### IV. Radon Fact Sheet & Form Acknowledgement

Seller acknowledges that Buyer be provided with and the Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

Seller Loren Van Regenmortel Seller Aida Van Regenmortel Date 1-4-23

Seller has owned the property since \_\_\_\_\_ (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller hereby acknowledges Seller has retained a copy of this statement.**

**Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.**

Buyer \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT:  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Address: 3280 310<sup>th</sup> St. Hull, IA 51239

**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**SELLER'S DISCLOSURE (initial)**

LVR (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):  
AR

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
\_\_\_\_\_

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

LVR (b) Records and Reports available to the Seller (check one below):  
AR

☐ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
\_\_\_\_\_

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**PURCHASER'S ACKNOWLEDGEMENT (initial)**

\_\_\_\_\_ (c) ☐ Purchaser has received copies of all information listed above.  
or, ☐ No Records or Reports were available (see (b) above).

\_\_\_\_\_ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home, Lead Poisoning: How to Protect Iowa Families*.

\_\_\_\_\_ (e) Purchaser has (check one below):

- ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or  
☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards.

**AGENT'S ACKNOWLEDGEMENT (initial)**

mz (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**CERTIFICATE OF ACCURACY**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate:

<u>[Signature]</u> Seller	<u>1-4-23</u> Date	_____	_____
		Purchaser	Date
<u>[Signature]</u> Seller	<u>1-4-23</u> Date	_____	_____
		Purchaser	Date
<u>[Signature]</u> Seller's Agent	<u>1-4-23</u> Date	_____	_____
		Purchaser's Agent	Date

Serial#: 007817-300161-0790269

Prepared by: Mark Zomer | Zomer Company | markzomer@yahoo.com |

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Simplicity

# Presented by **ZOMER COMPANY**

**Mark Zomer — Broker - 712-470-2526**  
**Darrell Vande Vegte — Sales-712-470-1125**  
**Ryan Zomer — Sales - 712-441-3970**  
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**Gary Van Den Berg — Sales - 712-470-2068**  
**Ivan Huenink — Sales - 712-470-2003**  
**Gerad Gradert — Sales - 712-539-8794**  
**Bryce Zomer — Sales - 712-451-9444**

Licensed in Iowa, South Dakota and Minnesota

If you are thinking about selling your property—  
Call today and let us explain our services and marketing strategies.  
We understand that selling your Acreage, Farmland, Equipment,  
Personal Property etc. is one of the most important things you will  
do in your lifetime and we Thank You in advance for your trust  
and confidence in our firm.

See our website  
**[www.zomercompany.com](http://www.zomercompany.com)**  
for our past successful results