



**HIGH POINT
LAND COMPANY**



FOR SALE
MITCHELL COUNTY, IOWA



319-559-2345 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM



7.95+/- ACRES • MITCHELL COUNTY, IA

LISTING PRICE: \$1,640,000



DESCRIPTION:

High Point Land Company is proud to present an excellent opportunity to own two fully operational 66' x 596' Poultry barns, ideal for commercial poultry production or conversion to other agricultural uses. The property spans 7.95+/- acres. This property offers excellent potential for continued poultry production or alternative agricultural purposes.

PROPERTY FEATURES:

- Two 66' x 596' poultry barns – well-maintained, modern design, and ready for production
- Two workrooms (each 15' x 20') conveniently attached for storage, maintenance, or office use.
- These buildings are fully insulated and concreted with 76,300 sq.ft of available area.
- Designed for efficient workflow and easy access for equipment and vehicles.
- Ample space for feed storage, utilities, and expansion.
- Ideal for growers, investors, or farmers looking to expand operations.
- (4) 2'x100' cool cell pads
- (4) 30'x30' concrete aprons in front of doors on endwalls
- The site has an 18,000 gallon LP tank, backup power 125KW Gen Set, a well 266 Ft deep pumps 50 gal/min
- The buildings are currently under contract until March 2026



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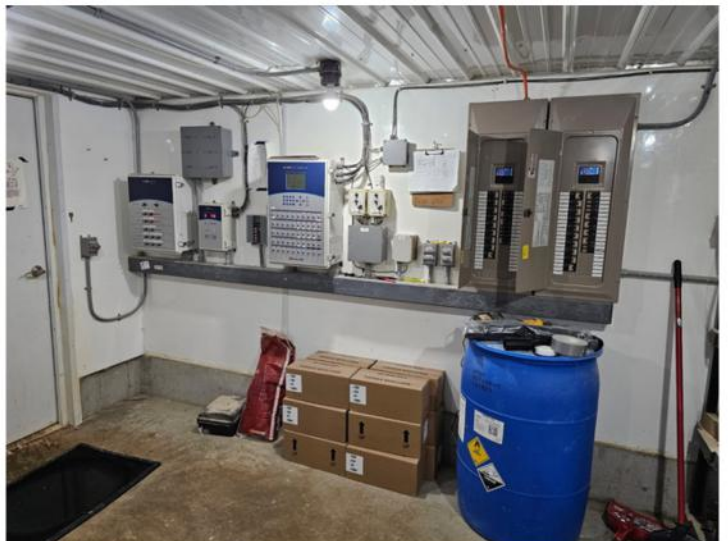


PROPERTY ADDRESS:

3240 Kirkwood Ave, Osage, IA 50461

DRIVING DIRECTIONS:

Go 3 miles south of Osage Iowa on Lancer Ave. Head west on 330th street 1 Mile. The head south on Kirkwood Ave.





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 Boundary 1



BRIAN JORGENSEN

319-315-6693

BRIANJORGENSEN@HIGHPOINTLANDCOMPANY.COM

Brian grew up in southeast Minnesota, where his dad instilled in him a lifelong passion for the outdoors. After high school, Brian attended Minnesota North College and earned a degree in Natural Resources. Not long after, he met his wife, and together they've built a wonderful life with their four children.

Throughout his career, Brian has worked primarily in sales and operations management, gaining extensive experience in leadership, customer relations, and business development. Today, Brian and his family call Waverly, Iowa home where they continue to enjoy the outdoors, community, and everything this part of the Midwest has to offer.

"It's rare that you see a company with 5 stars in Google reviews. Now that I've worked with High Point Land Company to sell my farmland, and have seen how hard they work to sell land for a great price, I agree with the ratings. They advertised in papers, on radio, the Internet, and with flyers and signs in several counties, and they made buyers they have a relationship with aware of the sale. Their guidance throughout the process was spot-on, and they kept us informed of progress in the months leading up to the on-line auction. In the end, we received an excellent offer and the entire process was flawless. We couldn't be happier with how things worked out, and are convinced the selling price was much better than if we had simply listed the land for sale.."

PAUL S.



SCAN TO SEE
MY LISTINGS



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