



105 S State Street
Fairmont, MN 56031
507-238-4318

VOLZ PROPERTY INFORMATION

SALE METHOD:	Private Listing- Call Dustyn Hartung for more details. (507) 236-7629.
LEGAL DESCRIPTION:	5.20 +/- Deeded Acres located in the NW ¼ of Section 31, TWP 101N, Range 27W, Faribault County, MN
TAX PARCEL ID:	070310301
REAL ESTATE TAXES:	2025 Ag Taxes = \$826
CONTRACT STATUS:	Turn by turn.
WELL:	(2) private wells and located onsite
LP:	(3) 1000 and (1) 500 Gallon LP Tanks
ELECTRICAL SERVICE:	Benco Electric
SITE INFORMATION:	102'x192' Double wide tunnel barn with 12'x16' attached office and enclosed loading chute built in 2006. Also, onsite is a 40'x50' heated shop and (2) 24,000-bushel grain bins with one being used for parts storage. Site has onsite standby 60 KW Kato Light LP generator.
BARN LAYOUT:	(2) 1200 Head Rooms (12) 100 Head pens per room w/ alley along center wall Stainless Steel Wet Dry Shelf Feeders Henway steel gating- New in 2021 AP Expert Controls w/ AP Fans (3) LB White heaters per room w/ brooder lines Tandem Bulk Bins
NOTES:	This site has been well maintained with annual maintenance being done as needed. In 2021 85 new slats were installed in the feeder runs. In 2016 most of the East half of the steel roof was replaced and in 2024 a new well was installed.

Call today to set up an appointment for a site visit! As the site has swine in it, bio security measures will need to be taken. Thank you for looking!