



6+ ACRE FARMSTEAD

2470 PRESTON AVE, ROCKWELL CITY IA 50579

This versatile 6.04-acre property offers a combination of rural living, established livestock facilities, and agricultural income potential. The property includes a 2,728 sq. ft. home, 2,000-head nursery, 1,000-head swine finisher, barn, shed, and established gardens. Both livestock facilities have benefited from extensive recent improvements to feeding, watering, ventilation, gating, controls, roofing, and other key systems. Two wells serve the home and livestock facilities, providing added reliability. The property offers the opportunity to live on-site while continuing to operate established livestock facilities.

LAND

- 6.04 Acres
- Swine Finisher and Nursery
- Multiple Out Buildings
- 2,728 SF House

PRICE

- For Sale - \$650,000
- Open Contract for New Swine Lease Agreement

FINISHER

- 1000 Head Finisher
- Two 500 Head Rooms
- Large Pen Design

NURSERY

- 2000 Nursery Space
- Four 500 Head Rooms
- Bio-Secure

PROPERTY MAP



PROPERTY PHOTOS



PROPERTY PHOTOS

HOUSE DETAILS	
Homes	1
Finished SF	2728
Bedrooms	5
Bathrooms	3.5
Basement	Unfinished
Parking	2-Stall Connected Garage
Cooling Systems	Central Air
Heating Systems	Geo-Thermal
Year Built	1916



2470 PRESTON AVENUE

This 5-bedroom, 3.5-bathroom home has received significant updates since 2019, including a new roof, geothermal components, structural improvements, new breaker boxes, and a water softener. The home also features a rust filter and reverse osmosis system for added water treatment. The basement includes a dedicated shop, while a separate canning kitchen provides additional space for food preservation and garden use. A 60kW auto-start generator provides backup power for added peace of mind.

NURSERY OVERVIEW

DETAILS	
Number of Buildings	1
Building Type	Nursery
Size	70' x 98'
Pig Spaces	2000
Number of Rooms	4
Year Built	1997
Office	Attached
Pit Depth	8
Ventilation Controller	TC-5
Emergency System(s)	Barn Talk
Flooring	Plastic
Feed System	Flex
Feeders	Dry
Load Out	Permanent
Water	Cup
Ventilation	Power Ventilation
Rendering	Compost
Wean Pig Mats	None


LANDON SCHRAGE
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WB Realty Company is a licensed real estate broker in the state of Iowa

FINISHER OVERVIEW

DETAILS
Number of Buildings
Building Type
Size
Pig Spaces
Number of Rooms
Year Built
Office
Pit Depth
Ventilation Controller
Emergency System(s)
Flooring
Feed System
Feeders
Load Out
Water
Ventilation
Rendering
Wean Pig Mats

1
Feeder to Finish
41' x 216'
1000
2
1995
Attached
8
TC-5
Barn talk
Concrete Slats
Flex
Wet/Dry
Permanent
Well
Power Natural
Compost
None



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