

# FreedomAgency

106 South Main St., Monona, IA 52159

(563)539-2015 or visit us at [freedomagencymonona.com](http://freedomagencymonona.com)

Tom Neuhaus, Broker • Jim Moritz, Broker Associate



**Mississippi Valley  
Milk Producers Association  
109 North Main St.  
St. Olaf, IA 52072  
Price: 90,000.00**





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**Lot Size:** 1.13 acres

**Zoning Classification:** Industrial

**Assessed Valuation:** \$182,105.00

**Annual Real Estate Taxes:** \$6,612.00

**Building Square Footage:** 15,010

**Electric service:** 230-3 phase, Service provided by Alliant Energy

**Water:** City of St. Olaf offers water to facility, but owners utilize their own private well. We have not been able to obtain any particular information regarding the well.

**Sewer:** Facility utilizes the City of St. Olaf public system

**Natural Gas:** Facility is served by Black Hills Energy

**Heating:** A boiler system provides heat to part of the facility. There are also two natural gas units; one located in the dry storage and one in the wrap area

**Air conditioning:** The two front areas of the facility are air conditioned along with the office.

**Improvements:** The flat roof on the front of the plant was replaced in April 2013 and the roof over the packaging area was replaced in September 2011.

Ages of the remaining roofs are not available.

**Property is being offered for sale "As Is." Buyers are encouraged to make their own inspections.**

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