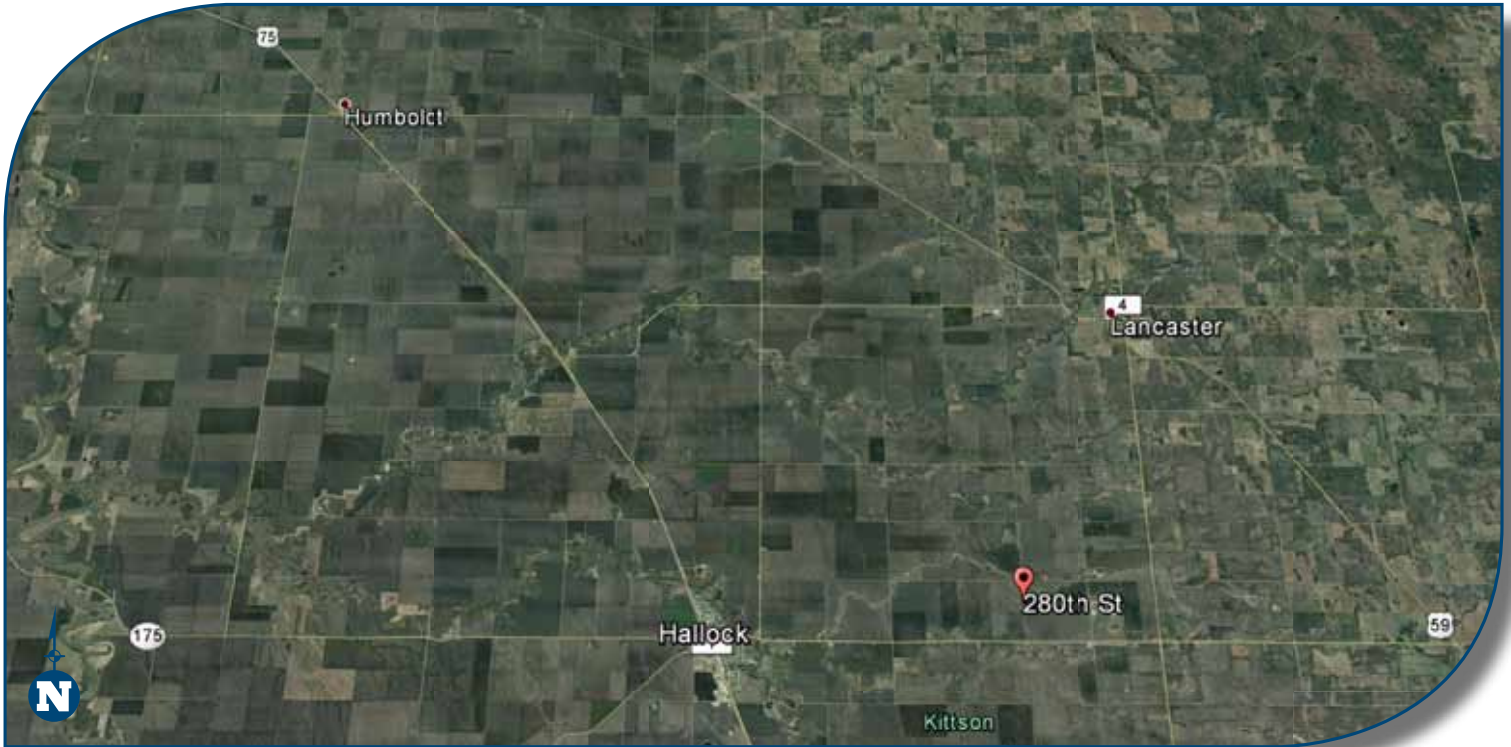




**The Ranch Co.**  
A Dairy Division of Pearson Realty

# FOR SALE

## North Star Dairy



### 80± Acres, Lancaster Kittson County, Minnesota

- Facility can be expanded
- Low land costs, rich soils
- Many by-products available (*beet pulp, canola meal, sunflower meal, potato by products*)
- Excellent secondary roads, close to Interstate 29 (30± miles)

Exclusively Listed By:

**Coldwell Banker Burnet Realty**  
William Popp, Listing Broker  
Iowa License# B64970000 IA

In Cooperation With:

**THE RANCH COMPANY**  
A Dairy Division of Pearson Realty



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CA BRE #00020875



# North Star Dairy

**80± Acres**

**\$980,000**

**DESCRIPTION:**

The Dairy which includes 80± acres, two free stall barns with 1,380 sand bedded stalls, D-24 De laval parlor, two 8,000 gal. bulk tanks and 19,000,000± gal lagoon. All floors are heated in the barns and parlor area. The concrete forage pad has a capacity of 30,000± tons. There is a 40'x80' heated shop and bulk hopper bins for supplements.

**LOCATION:**

The location of the dairy has been another challenge since it is only 10± miles from the Canadian boarder and 15± miles from North Dakota. This is great farm country being in the Red River Valley and rich soils on flat, well drained topography. The closest US city is Grand Forks to the south and Winnipeg about 60± miles to the north.

**LEGAL:**

Parcel ID 070151220 Lancaster, MN in Kittson County.

**WATER:**

The water supply is from a public rural water supply system, very good quality.

**PRICE/TERMS:**

\$980,000 cash.

**NOTE:**

This property is listed by: Coldwell Banker Burnet Realty  
William Popp, Listing Broker  
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In Cooperation With: Pearson Realty

# PROPERTY PHOTOS



# LOCATION MAP



# REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

## Offices Serving The Central Valley

<b>FRESNO</b> 7480 N. Palm Ave, #101 Fresno, CA 93711 559.432.6200	<b>VISALIA</b> 3447 S. Demaree Street Visalia, CA 93277 559.733.3232	<b>BAKERSFIELD</b> 1801 Oak Street, #159 Visalia, CA 93301 661.334.2777
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