

Growthland

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4,000 Pig Spaces
6.72 A M/L
\$740,000 or \$185/Space

Swine Finishing Site
Crawford County, IA



Agri-Management Services and Affiliates is offering for sale a 4000 Head Swine Finish site in Crawford County. The site has (2) 41' x 408' Buildings with a Bio secure entrance with showers and laundry, a connecting hallway has permanent enclosed loading chute. This Crawford county site has been well maintained with routine maintenance and improvements. Recent upgrades include:

- 1) NEW Room controllers in 2013
- 2) Gating and Feeder upgrade in 2015
- 3) NEW Roof steel in 2017

Site has Transferable MMP and Manure easements to surrounding acres. Good chance to purchase existing sites in area accessible to several Midwest integrators and packers.

Contact Us:

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Crawford FTM

6.72 Acre



Site Upgrades

Truss Plates & Room Controllers—2013

Gating & Feeders—2015

Roof Steel—2017

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| Crawford FTM Site | | | | |
|---------------------------|--|--|--|--|
| Building Type: | Gro Fin 1 | | Gro Fin 2 | |
| Year Built: | 2002 | | | |
| Size: | 41' x 408' | | 41' x 408' | |
| Number of Rooms: | 2 | | 2 | |
| Pig Spaces: | 1,000 | 1,000 | 1,000 | 1,000 |
| Interior Room Dimensions: | 40' x 200' | 40' x 200' | 40' x 200' | 40' x 200' |
| Pens per Room: | (9) 18'9" x 40' Pens with PreSort Layout (4) 10' x 18'9" Pens | (9) 18'9" x 40' Pens with PreSort Layout (4) 10' x 18'9" Pens | (9) 18'9" x 40' Pens with PreSort Layout (4) 10' x 18'9" Pens | (9) 18'9" x 40' Pens with PreSort Layout (4) 10' x 18'9" Pens |
| Office/WR: | Buildings have Center 8' wide Office/Shower/Laundry/WR - BiO Secure Entrance | | | |
| Pit Depth: | 8' | 8' | 8' | 8' |
| Ventilation: | Power - Natural | Power - Natural | Power - Natural | Power - Natural |
| Ventilation Controller: | EXPERT PN110 | EXPERT PN110 | EXPERT PN110 | EXPERT PN110 |
| Emergency System(s): | Sensaphone Site Alarm - E Drop on South Building Curtain | | | |
| Ceiling: | Aluminum | Aluminum | Aluminum | Aluminum |
| Flooring: | Concrete Gang Slat | Concrete Gang Slat | Concrete Gang Slat | Concrete Gang Slat |
| Feed System: | Model 75/300 Flex TO TT | Model 75/300 Flex TO TT | Model 75/300 Flex TO TT | Model 75/300 Flex TO TT |
| Feeders: | 16 - SS Wet-Dry Feeders | 16 - SS Wet-Dry Feeders | 16 - SS Wet-Dry Feeders | 16 - SS Wet-Dry Feeders |
| Waterers: | 22-SS Cups & WD Fdr | 22-SS Cups & WD Fdr | 22-SS Cups & WD Fdr | 22-SS Cups & WD Fdr |
| Load Out: | Site Has connecting 8' x 75' Hallway with Enclosed Dock High Load out | | | |
| Taxes: | \$1,044.00 | | | |
| Price: | \$740,000.00 | | | |
| Price/Space: | \$185.00 | | | |

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

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Photos



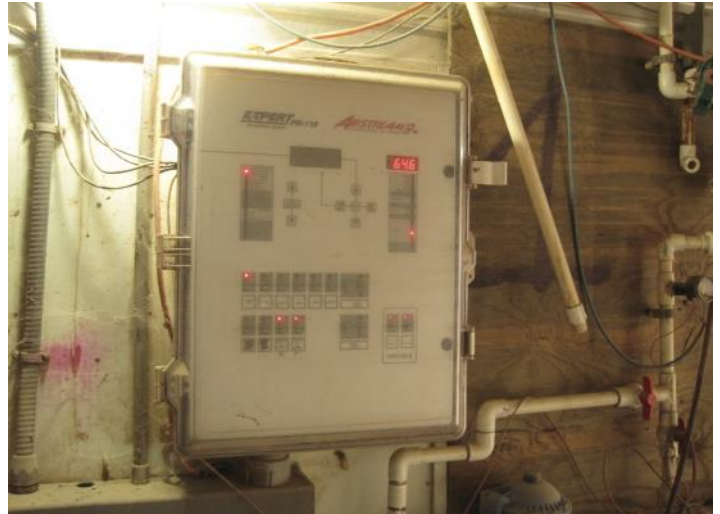
Crawford FTM



Feed Bins



Workroom



Room Controller

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Photos



Room View



Interior View



Hall with Loadout



Hi Lo Load Out

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Notes