

Growthland

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**1,700 Head Sow Unit
158.70 Acres**

**Sow Unit Shares
for Sale
Rice County, KS**



Sow Unit Overview	
Permitted Capacity	1,910
Gestation Spaces	1,236
Farrowing Spaces	296
GDU Spaces	610
Historical Working Capacity	1,700

Overview

Opportunity to purchase three shares of Zephyr Project, LLC., or 37.5 %. Operated as a 1,700 head sow unit built in 1998. Two farrowing rooms were added in 2017. Includes 158.70 acres and located in Rice County, Kansas near Geneseo. Salina is a half hour to the northeast. Other items:

- **Site has never had PRRS or PED, currently under a closure to become Myco negative.**
- Lagoon is over-sized and sized for expansion. Currently, no manure is applied due to evaporation.
- Land base exists for expansion, but diligence is required for permitting and water.
- Genetics: Maternal = PIC 42; Terminal = PIC Duroc
- Site has three wells and two 5,000 gallon storage tanks
- Includes 75 tillable acres, 66 acres of pasture, and three oil wells
- Asking price: \$892,500, or \$297,500 per share. Allocation of value as follows: Sow Unit & Nine Acres = \$850/sow, or \$180,625/share; Livestock Inventory = \$400/sow, or \$85,000/share; Excess land (75 tillable acres & 66 acres of pasture) = \$150/sow, or \$31,875 per share.

Listed by Agri Affiliates, Inc. Agri Affiliates, Inc is working cooperatively with Growthland for advertising and marketing. Please call Growthland at 319-377-1143 and ask for Ben Isaacson for more information.

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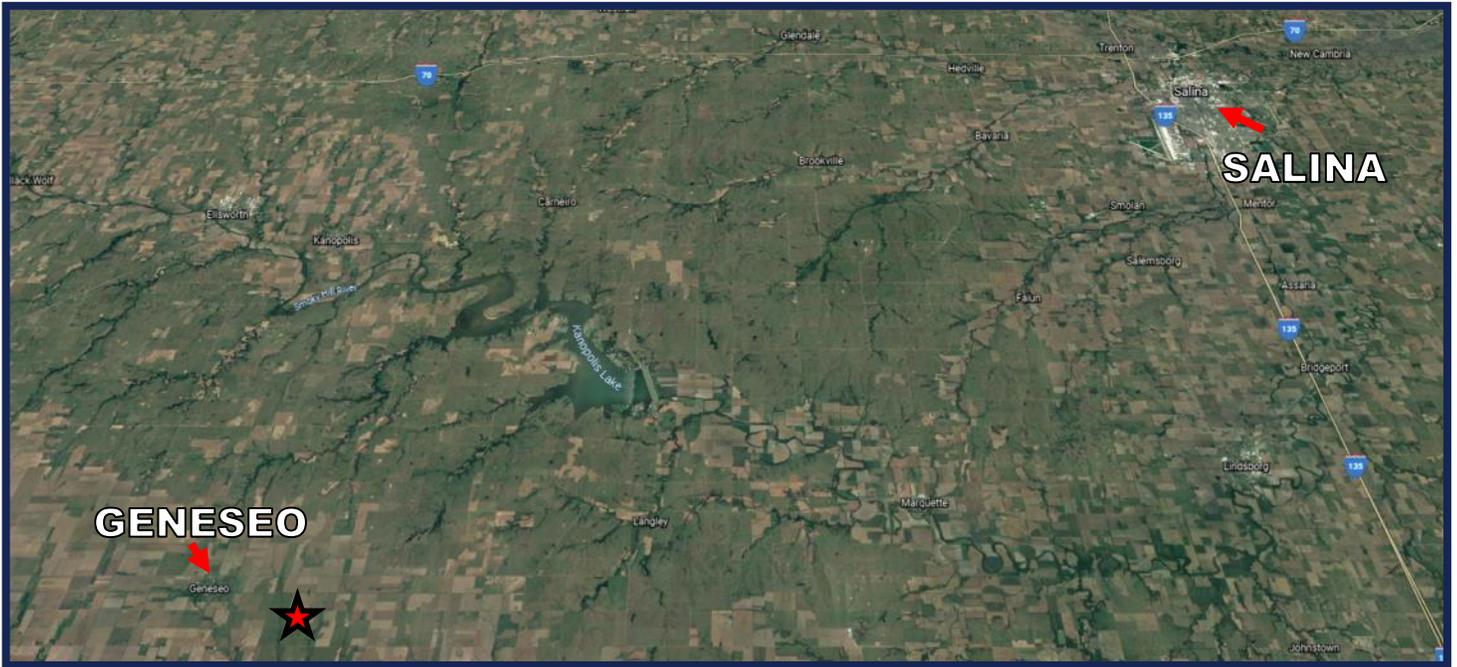
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Location of Property



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Overview

Zephyr Project, LLC - Sow Shares for Sale				
Building Type:	Farrowing 1-8	Farrowing 9-10	Gestation	GDU
Number:	1 - 8	9-10	1	Within Gestation
Dimensions:	90' x 176'	90' x 46'	61' x 508'	Within Gestation
Year Built:	1998 - 2004 (rm 8)	2017	1998	1998
Number of Rooms:	8	1	1	Within Gestation
Pig Spaces:	240	56	1,236	360
Pens per Room:	30 - 5' x 7' FR Crate	56 - 5' 6" x 7' 10"	1,200 - 24" x 7' Stalls 6 pens - 6 sows/Pen	10 Pens
Pit Depth:	Pull Plug	Pull Plug	Pull Plug	Pull Plug
Ventilation:	Cross & Tube Ceiling	Cross & Tube Ceiling	Natural	Natural
Ventilation Controller:	TC5	Genius	T-stats & Curtains	T-stats & Curtains
Emergency System(s):	Generator, Alarm, and Curtain Drops			
Ceiling:	White Steel	White Steel	Vaulted & White Steel	Vaulted & White Steel
Flooring:	Plastic & Cast	Plastic & Cast	Poured Concrete & Slats	Concrete Slat
Feed System:	Chain Disk to Ad Lib	Chain Disk to Ad Lib	Flex to Sow Drop	Ad-Lib or Hand-Fed
Feeders:	SS Sow Feeder	SS Sow Feeder	Concrete Trough	SS Dry Feeder or SS Trough
Waterers:	Sow & Piglet Nipple	Sow & Piglet Nipple	Concrete Trough	Nipple
Load Out:	BioSecure Attached			
Office:	Biosecure Entrance with Office, 2 Showers, Breakroom/Kitchen, Laundry, Supply Room			
Nursery:	Two Nursery Rooms connect to the Office/Supply Room. Each room holds 125 replacement gilts (350 total), has nipple waterers, SS dry feeders, plastic flooring, and cross ventilated.			
Taxes:	\$7,100			

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Site Layout



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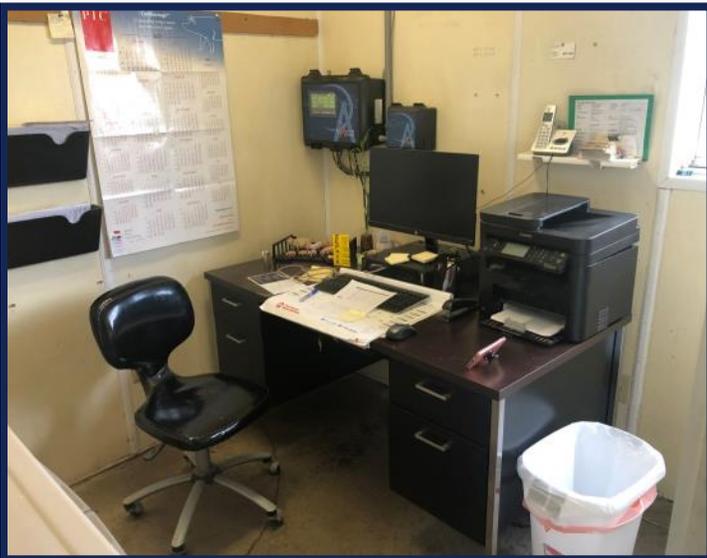
Photos



View of Gestation



Office / Entrance



Office



Interior of Farrowing 1-8

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Photos



Typical Farrowing Crate in Rooms 1-8



Tube Ceiling Inlet in Rooms 1-8



Farrowing 9-10



Typical Farrowing Crate in Rooms 9-10

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Photos



Interior of Gestation



Interior of Gestation



Typical Gestation Stall



Typical Gestation Pen

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Typical Gilt Developer Pen



Interior of Nursery



View of Tillable Land



View of Pasture

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Notes