



2005 N. Columbia St
 Union City, IN
 (765)-964-3481
 www.leisrealty.com



5475 Dyer Ave #141 • Marion, IA 52302
 (319)-377-1143 • www.growthland.com

Leis Realty Co. is working cooperatively with Growthland for advertising and marketing; brochure available at www.growthland.com or call 319-377-1143 for more information.

2,800 Pig Spaces
80 Acres M/L
\$3,640,000 or \$1,300/Sow

Breed to Wean Site
Jay County, IN



Sow Unit Overview	
Permitted Capacity	2,800
Gestation Spaces	2,892
Farrowing Spaces	480
GDU Spaces	960
Year Built	2008

Overview

Leis Realty in cooperation with Growthland is offering for sale a 2,800 Breed to Wean production unit located in Jay County, Indiana. This Sow Unit was constructed in 2008 and has been well maintained. Breed to Wean Facility is located on a 80 Acre site with 67 Acres M/L in crop production. This Production System is currently a contract grower for a large production entity. Contract expires in April 2022 with an option to purchase the sows. Herd is PIC 1050 Females and use PIC 800 Terminal Sire.

Other Highlights:

- Well Maintained site with good access and infrastructure
- Two Wells with Water Cistern Tank for adequate and reliable water source
- New Farrowing Floor Frames in 2020
- Separate Entrance with Shower for on site GDU Building
- 30,000 Gallon LP Tank

Listed by Leis Realty. Leis Realty is working cooperatively with Growthland for advertising and marketing. Please call Dale Kenne Growthland at 515-368-1313 for more information.



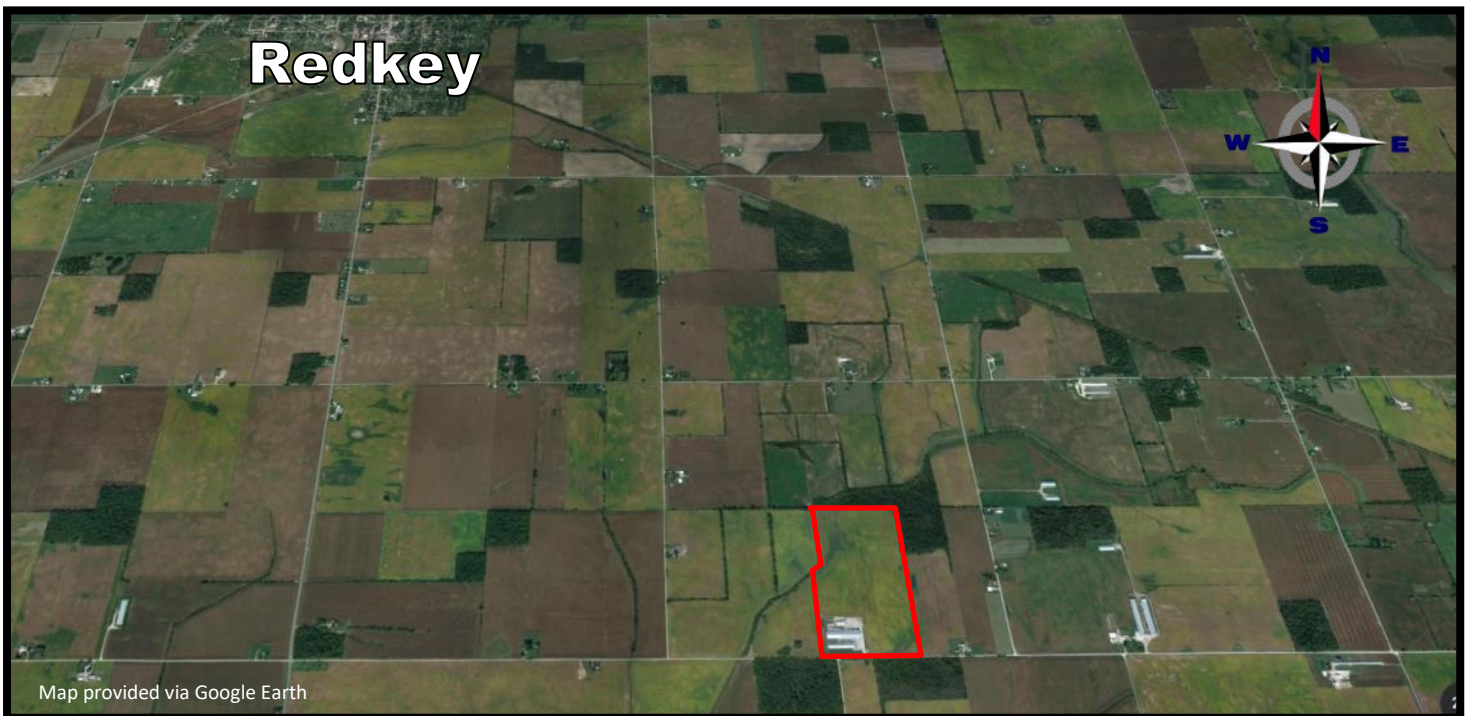
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Location of Property



Map provided via Google Earth

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Site Overview				
Building Type:	Farrowing	Breeding - Gestation	Gilt Isolation	
Number:	1	1	1	
Dimensions:	85' x 338'	125'6" x 472'	77' 6" x 119'	
Year Built:	2008	2008	2008	
Number of Rooms:	8	1	1	2
Room Dimensions	42' x 80' ID	124" x 468' ID	30' x 118' ID	40' x 118' ID
Pig Spaces:	480	2892	480 @ 6 sq.ft.	480 @ 10 sq.ft.
Pens per Room:	60 - 5' x 7'6" FR Crates	2452 - 24" x 7'6" Stalls (24) 10' x 17' Pens	(20) 11'6" x 13'9" Pens	(20) 11'6" x 21'9" Pens
Pit Depth:	Pull Plug	Deep Pit	Deep Pit	Deep Pit
Ventilation:	Power - Cool Cell	Power - Cool Cell	Power - Tunnel	Power - Tunnel
Ventilation Controller:	TC5-1V6SA	TC5 - 12VA	TC5	TC5
Emergency System(s):	Katolight 230KW Site Generator/SensaPhone Alarm System			
Ceiling:	Aluminum	Aluminum	Painted Steel	Painted Steel
Flooring:	InterLoc Cast & Plastic	Concrete Slat	Concrete Slat	Concrete Slat
Feed System:	Chain Disk to Sow Feeder	Flex to Sow Drop	Flex to Feeder	Flex to Feeder
Feeders:	SS Sow Fdr	SS Trough	(10) 36" x 50" SS Fdr	(10) 36" x 50" SS Fdr
Waterers:	Sow & Piglet Nipple	Valve to SS Trough	Double SS Nipple	Double SS Nipple
Load Out:	Enclosed Attached			
Office:	36' x 85' Office with Biosecure Entrance, 4 Showers, Breakroom/Kitchen, Laundry.			
Taxes:	\$18,427.85			
Price:	\$3,640,000			
Price/Space:	\$1,300/Sow			

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Site layout



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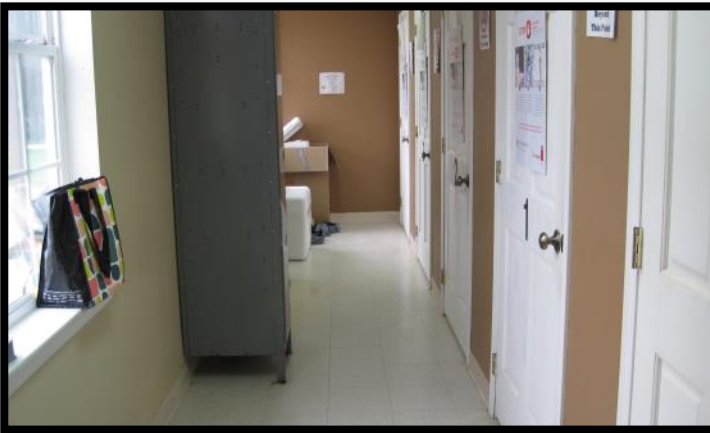
Photos



2800 Breed to Wean



Office



Bio Secure Entrance



Office & Lunchroom



Farrowing Building



Common Hallway

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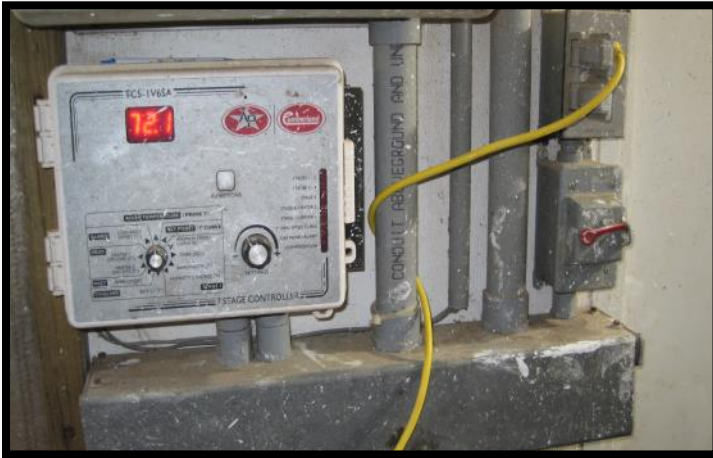
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Photos



Farrow Room Controller



Room View



Typical Farrow Crate



Room View



Breeding Gestation



BG Load Out

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Photos



Room Controller



Room View



Fan End Wall



Gestation Stall



Room View



SS Feed Trough

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Growthland

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Photos



GDU Building



Room Controllers



Room View



Room View



View looking North



View looking East

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Notes