

Growthland

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\$2,464,000 (\$770/Sow)
3,200 Head Filtered Breed-to-Wean Site
14.72 Acres M/L

Breed to Wean Site
For Sale
Nobles County, MN



General Overview	
Permitted Capacity	3,200
Gestation Spaces	2,796
Farrowing Spaces	506
Gilt Development Spaces	1014
Filtered Breed-to-Wean Unit Well Maintained and updated Modern Breed to Wean System	

Overview

Growthland is offering a 3,200 Head Permitted Breed to Wean (BTW) site for sale in Nobles County, MN. The 3,200 head BTW unit was originally constructed in 1997 with office, two Gestation buildings and one Farrowing Building. In 2012, buildings were remodeled into Negative Filtered Systems, New Roofs installed and an additional building with three Gilt Developer rooms and three Farrowing Rooms. The site is currently leased to a pig production entity. Contract expires in 2022 with an option to purchase the sows.

Other Highlights:

- Transferable NMP and easements to surrounding cropland.
- Site has excellent well with Site Cistern added in 2017 for Reliable Water needs
- Complete BioSecure Office Remodel in 2017
- Unit Located on Hard Surface Road
- NEW Filters in 2019

Contact for Additional Information: Dale Kenne at 515-368-1313 or dale@growthland.com, or Ben Isaacson at 319-350-6084 or ben@growthland.com

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3,200 Head Breed-to-Wean Site



Site Upgrades

- Filtered in 2012 and filters were replaced in 2019.
- Roofs replaced in 2012
- Well and cistern updated in 2017
- Office remodeled in 2017
- Storage building added in 2018

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3,200 Breed to Wean Site Overview							
Building Type:	Farrowing	Farrowing	Gestation	Gestation	GDU		
Number:	1	2	1	2	1		
Dimensions:	61' x 573'	61' x 75'	61' x 458'	61' x 458'	61' x 197'		
Year Built:	1997	2012	1997	1997	2012		
Number of Rooms:	22	3	1	1	3		
Room Dimensions	24'8" x 55'ID	24'8" x 55'ID	60' x 465' ID	60' x 465' ID	21' x 55' ID	23' x 55' ID	55' x 152' ID
Pig Spaces:	440	66	1,398	1,398	190 @ 4 SF	184 @ 6 SF	640 @ 12 SF
Pens per Room:	22 - 5' x 8'4" FR Crates	22 - 5' x 8'4" FR Crates	1,398 - 22" x 7' Stalls	1,386-22" x 7' Stalls (3) 7' x 10' Pens	(10) 9'2" x 9' Pen	(8) 9'11" x 13'8" Pen	(28) 13'9"x 20' Pen
Pit Depth:	Pull Plug	Deep Pit	Deep Pit	Deep Pit	Deep Pit	Deep Pit	Deep Pit
Ventilation:	Power - Filtered	Power - Filtered	Power - Filtered	Power - Filtered	Power - Filtered	Power - Filtered	Power - Filtered
Ventilation Controller:	EXPERT VP-18	EXPERT VP-18	VariFan IC610	VariFan IC610	EXPERT 2V4SA	EXPERT 2V4SA	EXPERT VP-18
Emergency System(s):	BlueStar 240KW Site Generator/AgriAlert Alarm System						
Ceiling:	Painted w/ Batten	Painted Steel	Painted Steel	Painted Steel	Painted Steel	Painted Steel	Painted Steel
Flooring:	Cast & TriDek	Sow & Pig TriBar	Concrete Slat	Concrete Slat	Concrete Slat	Concrete Slat	Concrete Slat
Feed System:	Feed Cart	Feed Cart	Flex to Sow Drop	Flex to Sow Drop	Flex to Feeder	Flex to Feeder	Flex to Feeder
Feeders:	SS Sow Fdr/ Intake	SS Sow Fdr/ Intake	SS Trough	SS Trough	(5) 31" x 36" SS Fdr	(4) 36" x 42" SS Fdr	(8) 36"x 60"SS Fdr (6) 36"x42" SS Fdr
Waterers:	SS Floor Cup	SS Hi Lo Nipple	Valve to Trough	Valve to Trough	SS Cups	SS Cups & Nipples	SS Cups
Load Out:	Enclosed Attached				Enclosed Attached		
Office:	46' x 55' w/Biosecure Entrance, 4 Showers, Office, Breakroom/Kitchen, Laundry.						
Taxes:	\$5,814.00						
Price:	\$2,464,000.00						
Price/Space:	\$770.00						

Modern Breed-to-Wean Filtered Site

Upgrades Include:

- 2012—Site Filtered and New Roofs installed
- 2012—New GDU & Farrowing Building added to Site
- 2017—Office Remodel, Cistern and Water Room Added
- 2018—Tractor Storage Building added

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Photos



3200 BTW Site



BioSecure Office & Site Generator



Site Office & Breakroom



D&D Room



Farrowing Building



Farrow Hallway

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



Farrow Room View — Original 22 Rooms



Second Room View



Farrow Room Controller



Farrow View—3 Rooms



Site Water Cistern Room



Site Power Washers

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Photos



1 of 2 Gestation Buildings



Room View



Second Room View



Gestation Stall & SS Trough



Gestation Room Controller



GDU Building

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GDU Biosecure Entrance



GDU Nursery Room



Room Controller



GDU Grower Room



GDU Finish & Developer Room



Site Tractor Shed—2018

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Notes