

Growthland

Name recently changed from Agri-Management Services

\$2,640,000 (\$825/Sow)
3,200 Sow Unit on 15 Acres M/L
Plus Pig Inventory (value negotiated)

Breed to Wean Site
For Sale
Carroll County, IA



General Overview

Permitted Capacity	3,200
Gestation Spaces	2,838
Farrowing Spaces	570
ISO/GDU Spaces	900 at 10 sq ft/Head
Unit has been consistent producer of weaned pigs. Currently operated as a Batch Farrow System.	

Overview

Growthland is offering for sale a 3,200 Head permitted Breed to Wean site on 15 Acres M/L located in Carroll County, Iowa. The unit was originally constructed in 1997 and in 2007 added 4 farrowing rooms and an additional Gilt Developer building. The site is currently operating in a batch farrowing system producing large group of weaned pigs every 4 weeks.

Other Highlights:

- Genetics: Maternal = PIC 1050 Females; Terminal = PIC 800 Duroc
- 250KW Backup Generator on site
- Two Bedroom House on Site
- Manure Management Plan and manure agreements to surrounding cropland available for prospect to review.
- Additional Acres available for Site Expansion.

Historical costs and pig performance information available upon signed confidentiality agreement. Showings by advanced appointment only.

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3200 Head Breed to Wean Site with Dwelling - Boundaries are proposed and subject to a survey.



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Site Overview

Building Type:	Farrowing		Breeding - Gestation	Gestation	GDU		GDU		
Number:	1		1	2	1		2		
Dimensions:	81' x 440' OD		81' x 355' OD	81' x 355' OD	41' x 145' OD		51' x 112' OD		
Year Built:	1997	2007	1997	1997	1997		2004		
Number of Rooms:	15	4	1	1	2		3		
Room Dimensions	22' x 75' ID	22' x 75' ID	80' x 354' ID	80' x 354' ID	40' x 70' ID	40' x 70' ID	20' x 46' ID	45' x 46' ID	45' x 46' ID
Pig Spaces:	450	120	1416	1422	250 @ 10 SF	250 @ 10 SF	230 @ 4 SF	200 @ 10 SF	200 @ 10 SF
Pens per Room:	30- 5' x 7' FR Crates	30- 5' x 7' FR Crates	1362 - 23" x 7' Stalls (7) 7' x 19' Pens	1422 - 23" x 7' Stalls	(14) 10' x 18'7" Pens	(14) 10' x 18'7" Pens	(2) 10' x 45' Pens	(2) 23' x 45' Pens	(2) 23' x 45' Pens
Pit Depth:	Pull Plug	Pull Plug	Deep Pit	Deep Pit	Deep Pit	Deep Pit	Deep Pit	Deep Pit	Deep Pit
Ventilation:	Power - Cool Cell	Power - Cool Cell	Power - Cool Cell	Power - Cool Cell	Power	Power	Power	Power	Power
Ventilation Controller:	TC5-2V4SA	EXPERT - 2V4SA	TC5 - 1V 10SA	TC5 - 1V 10SA	TC5-2V8SA	TC5-2V8SA	TC5-2V4SA	TC5-2V4SA	TC5-2V4SA
Emergency System(s):	BlueStar 250KW Site Generator/SensaPhone Alarm System								
Ceiling:	Painted Steel	Painted Steel	Painted Steel	Painted Steel	Painted Steel	Painted Steel	Painted Steel	Painted Steel	Painted Steel
Flooring:	Frames - Cast Wire	Frames - Cast Wire	Concrete S Slat	Concrete Slat	Concrete Slat	Concrete Slat	Concrete Slat	Concrete Slat	Concrete Slat
Feed System:	Hand Feed	Hand Feed	Flex to Sow Drop	Flex to Sow Drop	Flex to Feeder	Flex to Feeder	Flex to Feeder	Flex to Feeder	Flex to Feeder
Feeders:	SS Sow Fdr	SS Sow Fdr	Concrete Trough	Concrete Trough	(8) 36" x 60" SS Fdr	(8) 36" x 60" SS Fdr	(4) 31" x 36" SS Fdr	(4) 36" x 70" SS Fdr	(4) 36" x 70" SS Fdr
Waterers:	Sow & Piglet Nipple	Sow & Piglet Nipple	Valve to Trough	Valve to Trough	SS Cups & Nipple	SS Cups & Nipple	SS Cups & Nipple	SS Cups	SS Cups
Load Out:	Enclosed Attached						Enclosed Attached		
Office:	30' x 46' w/Biosecure Entrance, 4 Showers, Breakroom/Kitchen, Laundry. - 30' x 46'								
Taxes:	\$6,237.07								
Price:	\$2,640,000.00								
Price/Space:	\$825.00								

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



3200 Breed to Wean



Site Office



Bio Secure Entrance



Office and Lunchroom



Farrowing Building



Exterior Farrow View

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Photos



Farrow Hallway



Original Farrow Room View



Typical Farrow Crate



2nd Room View



Room Controller



2007 Farrow Room

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Gestation Buildings



Gestation Stalls



Room View



Room View



Room View



ISO/GDU Buildings

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ISO Nursery Room



Room Controller



ISO/GDU Room View



2nd Room View



Two Bedroom House



3,200 Sow Unit

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Notes