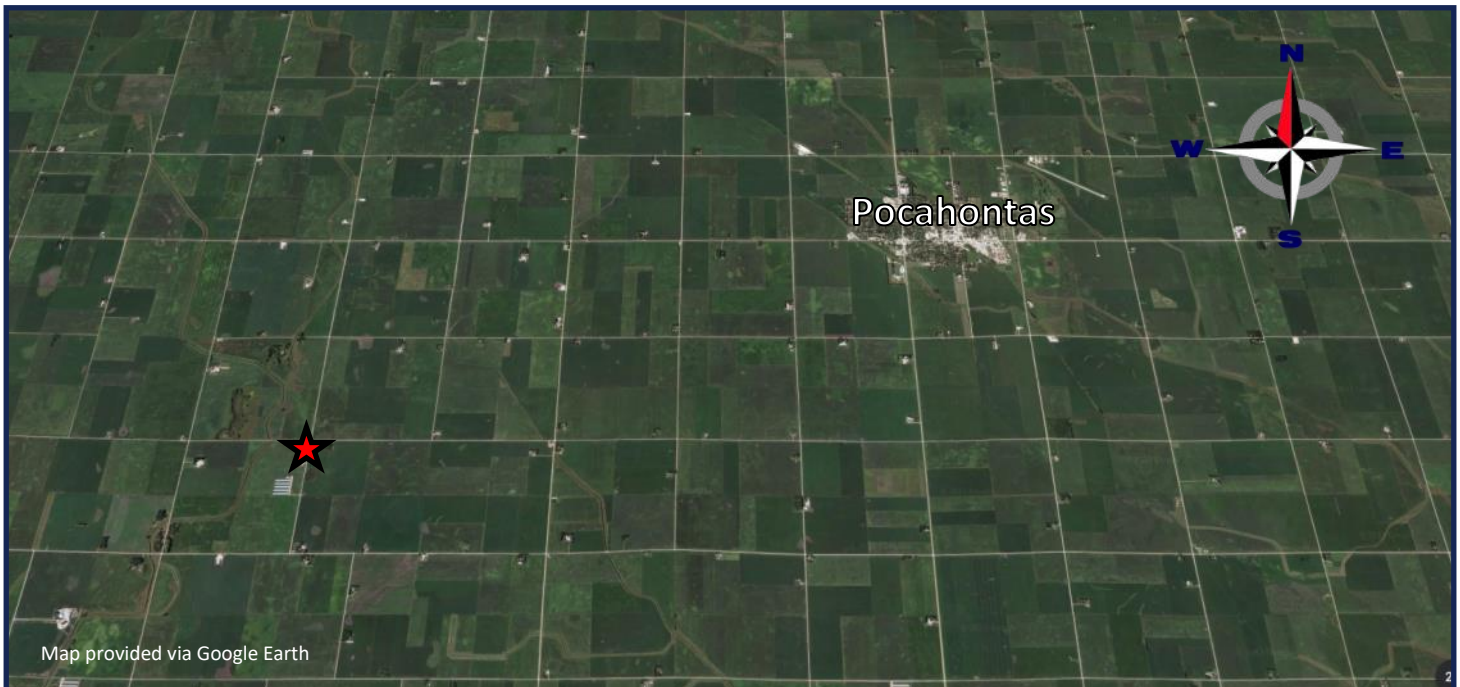


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3,300 Pig Spaces
7.04 A M/L
\$792,000 or \$240/Space

Wean to Finish Site
Pocahontas County, IA



Growthland is offering for sale a 3,300 head Wean to Finish site located in Pocahontas County, Iowa on 7.04 Acres M/L. The three 1,100 pig space finishers were originally constructed in 1990's. **Capital Upgrades completed in 2021 and owner received a long-term contract grower agreement with a known producer (seven years remaining). Producer has indicated they would like to maintain this contract with a new owner (producer must approve new owner to assign). Other highlights:**

- 1) Updates in 2021 - Biosecure office with shower, Dutch entry to finishers, enclosed hallways, and septic system.
- 2) Other upgrades from original - Loadouts, ventilation (chimneys, curtains, ceiling insulation), & feeders
- 3) Manure Management Plan and manure agreements to surrounding cropland available for prospect to review
- 4) Estimated at 60 % the cost of a similar, new facility; contract in place provides revenue similar to a new finisher
- 5) Labor willing to stay in place for a transition period (six to twelve months)

RARE Opportunity for buyer to purchase an existing unit with minimal to no capital investment required to receive a longer term contract.

Contact us:

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

Dale Kenne, Licensed in Iowa
dale@growthland.com
Cell: 515-368-1313

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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3,300 Head Wean Finish

Pocahontas County

7.04 Acres



2021 Site Bio Security Upgrade Including:

- 1) Walk Through Shower to Site Office, NEW Septic System installed on Site**
- 2) Dutch Entry to Wean Finish Building 3 with Attached Enclosed Load Out**
- 3) Enclosed Heated Walkway Between Building 3 and Building 2**
- 4) Enclosed Heated Walkway with Attached Load Out between Building 2 and 1**
- 5) NEW Exterior Curtains with hardware and NEW Chimney Roof Vents**

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Site Overview

3300 Wean Finish Site - 7.02 A M/L			
Building Type:	Wean Finish	Wean Finish	Wean Finish
Year Built:	1991	1991	1993
Size:	48' x 200' ID	48' x 200' ID	48' x 200' ID
Number of Rooms:	1	1	1
Pig Spaces:	1,100	1,100	1,100
Interior Room Dimensions:	48' x 200' ID	48' x 200' ID	48' x 200' ID
Pens per Room:	(10) 8' x 22' (1) 12'4" x 22' (2) (19) 16' x 22'	(10) 8' x 22' (2) 12'4" x 22' (18) 16' x 22'	(10) 8' x 22' (1) 12'4" x 22' (19) 16' x 22'
Office/WR:	Biosecure w/Shower - Unattached to Dutch Entry		
Pit Depth:	Scraper- Lagoon	Scraper- Lagoon	Scraper- Lagoon
Ventilation:	Natural - Chimney	Natural - Chimney	Natural - Chimney
Ventilation Controller:	VentraPro	VentraPro	VentraPro
Emergency System(s):	AgriAlert Site Alarm/Portable Generator		
Ceiling:	NA	NA	NA
Flooring:	Concrete & Slat	Concrete & Slat	Concrete & Slat
Feed System:	Model 75/300 Flex SO	Model 75/300 Flex SO	Model 75/300 Flex SO
Feeders:	(26)- 34"x50" SS FDRS	(26)- 34"x50" SS FDRS	(26)- 34"x50" SS FDRS
Waterers:	Double SS Nipple	Double SS Nipple	Double SS Nipple
Load Out:	Attached Biosecure Dock High		
Taxes:	\$986.00		
Price:	\$792,000.00		
Price/Space:	\$240.00		

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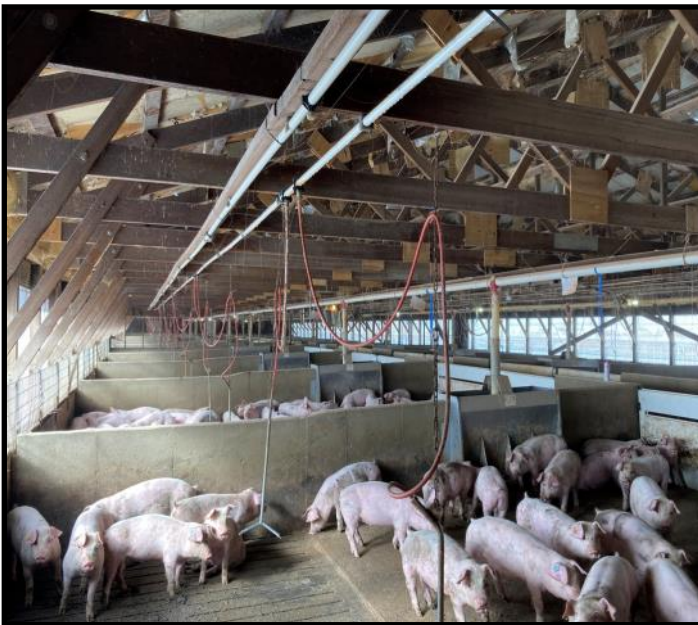
3300 Head WF Site



3- 1,100 Wean Finish



Bio Secure Entry & Load Out



Interior View



Building Controller

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3300 Head WF Site



Interior View



Connecting Hallway & Load Out



2nd Interior View



Site Office

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Notes