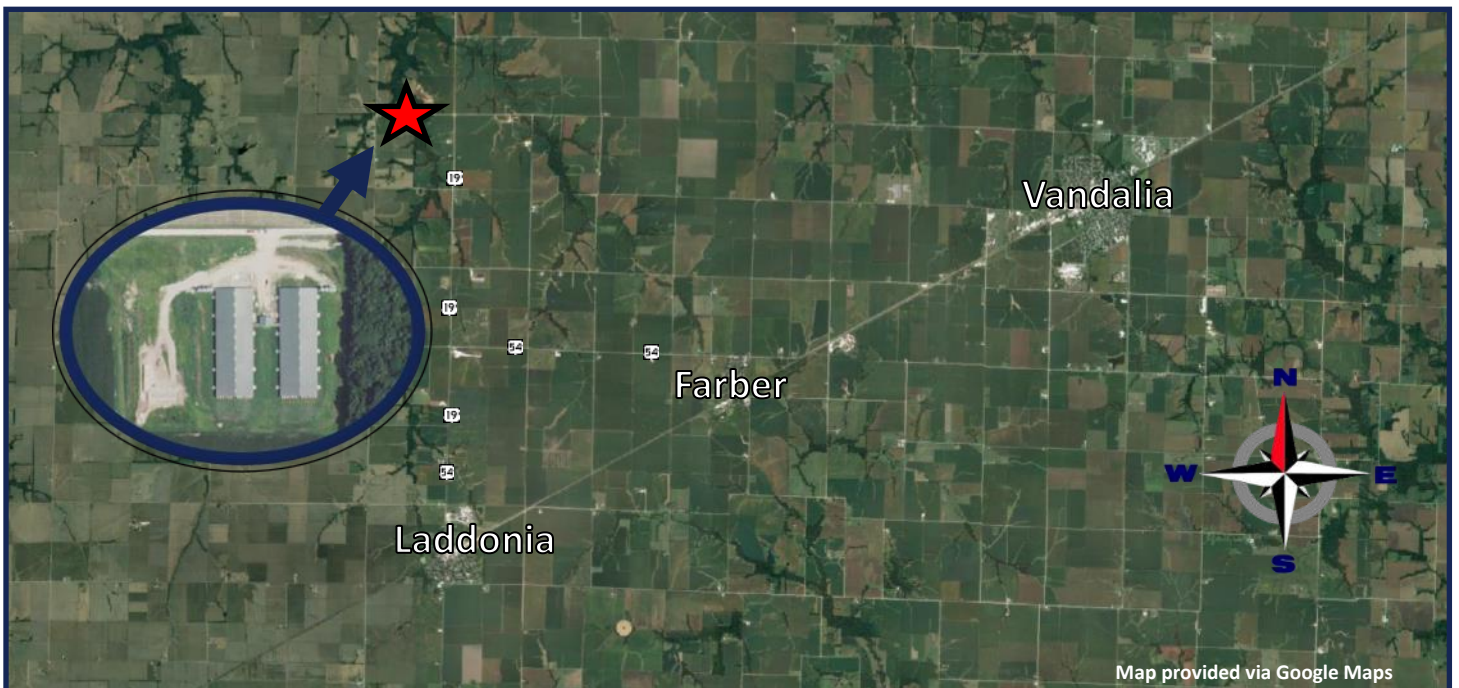


Growthland

7,200 Pig Spaces
10 Acres M/L
\$1,980,000 or \$275/Space

Wean to Finish Site
Audrain County, MO



Growthland is offering for sale a 7,200 pig space Swine Finishing site built in 2014 in Audrain County, Missouri on 10 Acres M/L. Has two 3,600 head Wean to Finish buildings with Office, connecting hallway and load out.

Highlights:

1. Existing contract in place with known Pig Producer until 2026. Producer indicated they will extend contract to a pre-qualified buyer. Ask agent for information.
2. Two 101' x 305' Buildings with a Bio Secure entrance with walk through shower, laundry, and office. A connecting hallway between buildings with an enclosed dock high loadout.
3. Manure Management Plan and manure agreements to surrounding cropland available for prospect to review.
4. Compost structures added to site in 2021.
5. Estimated at 65% the cost of a similar, new facility with producer willing to extend existing contract to a pre-qualified buyer.

Agents to contact for Additional Information: Dale Kenne at 515-368-1313 or Dean Schott at 319-631-0050.

Contact us:

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

Darrell Limkeman, Licensed broker for
company MO & IL
Darrell@growthland.com

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.

Growthland

7,200 Pig Space Wean-to-Finish

10 Acres M/L



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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Overview				
Building Type:	Wean Finish Building 1-2		Wean Finish Building 3-4	
Year Built:	2014		2014	
Size:	102' x 305' OD		102' x 305' OD	
Number of Rooms:	2		2	
Pig Spaces:	1,800	1,800	1,800	1,800
Interior Room Dimensions:	50' x 304'	50' x 304'	50' x 304'	50' x 304'
Pens per Room:	(15) 19'11" x 47' Pens with Pre Sort Layout	(14) 19'11" x 47' Pens (1) 15'6" x 47' w/PS	(14) 19'11" x 47' Pens (1) 15'6" x 47' w/PS	(15) 19'11" x 47' Pens with Pre Sort Layout
Office/WR:	Bio Secure Entrance/Shower/Office/Laundry/Workroom			
Pit Depth:	8'	8'	8'	8'
Ventilation:	Power - Tunnel	Power - Tunnel	Power - Tunnel	Power - Tunnel
Ventilation Controller:	Maximus	Maximus	Maximus	Maximus
Emergency System(s):	Generac LP Generator-Site Alarm - E Drops			
Ceiling:	Painted Aluminum	Painted Aluminum	Painted Aluminum	Painted Aluminum
Flooring:	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 350HR Flex	Model 350HR Flex	Model 350HR Flex	Model 350HR Flex
Feeders:	30 - SS Wet Dry Paddle Fdrs	30 - SS Wet Dry Paddle Fdrs	30 - SS Wet Dry Paddle Fdrs	30 - SS Wet Dry Paddle Fdrs
Waterers:	SS Cups & WD Fdr	SS Cups & WD Fdr	SS Cups & WD Fdr	SS Cups & WD Fdr
Load Out:	Attached Truck High Load Out			
Taxes:	\$8,305.00			
Price:	\$1,980,000.00			
Price/Space:	\$275.00			

Manure Management Plan and Agreements available for review
Existing Contract through 2026
Producer willing to extend contract to Pre-qualified Buyer.
Two Covered Compost Structures added in 2021

Growthland

Photos



7,200 Head Wean to Finish



Bio Secure Entrance



Entrance Walk Through Shower



Office & Breakroom

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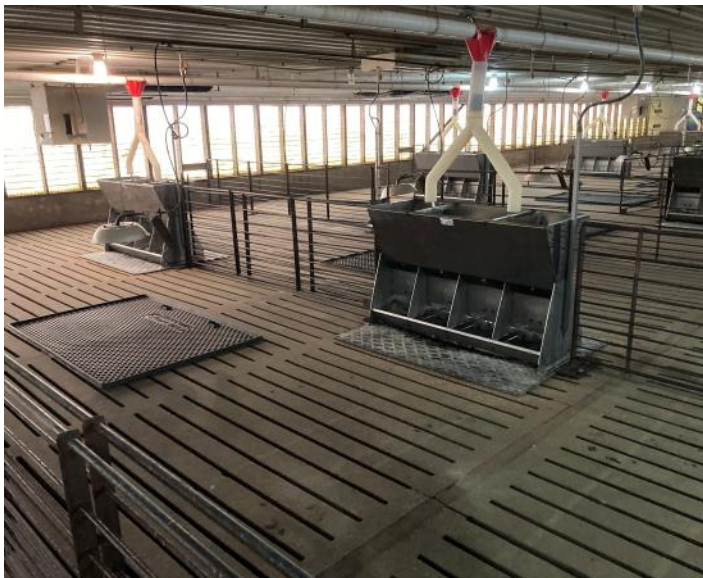
Photos



Connecting Hallway



Room Controllers



Room View



Tunnel Fan End Wall

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Photos



Room View



Tunnel Curtain End Wall



Back Up Generator



Site Compost

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Notes