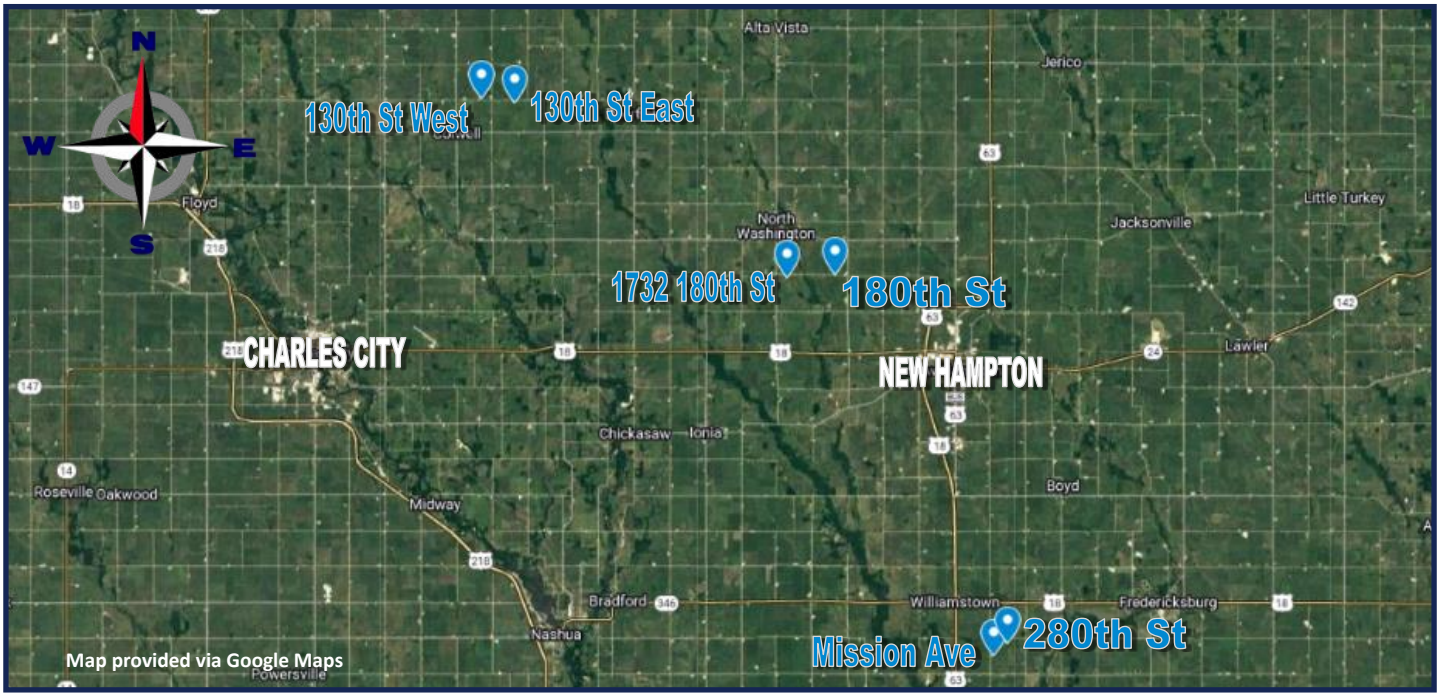
Growthland

14,720 Pig Spaces
13.88 A M/L
$3,889,000 or $264/Space

Six- Single 2,450 Tunnel Vent Wean to Finish Sites Chickasaw & Floyd Counties, IA



Property Highlights

- Rare opportunity to own six double wide, two room, 2,450 head barn sites in one labor friendly geography.
- All similarly configured, wean to finish, power tunnel vent, dry feeders, brooder heaters.
- Five barns owned by single owner, one barn owned by another owner closely aligned with first.
- Built between 2007 and 2011.
- Contracts on two sites expire February 2023.
- Remaining contracts expire September 2023 through November 2023.
- Sites may be purchased as a group, individually, or in any combination.
- Great location with access to feed and packing plants.
- Advantageous manure agreements.

Contact us:

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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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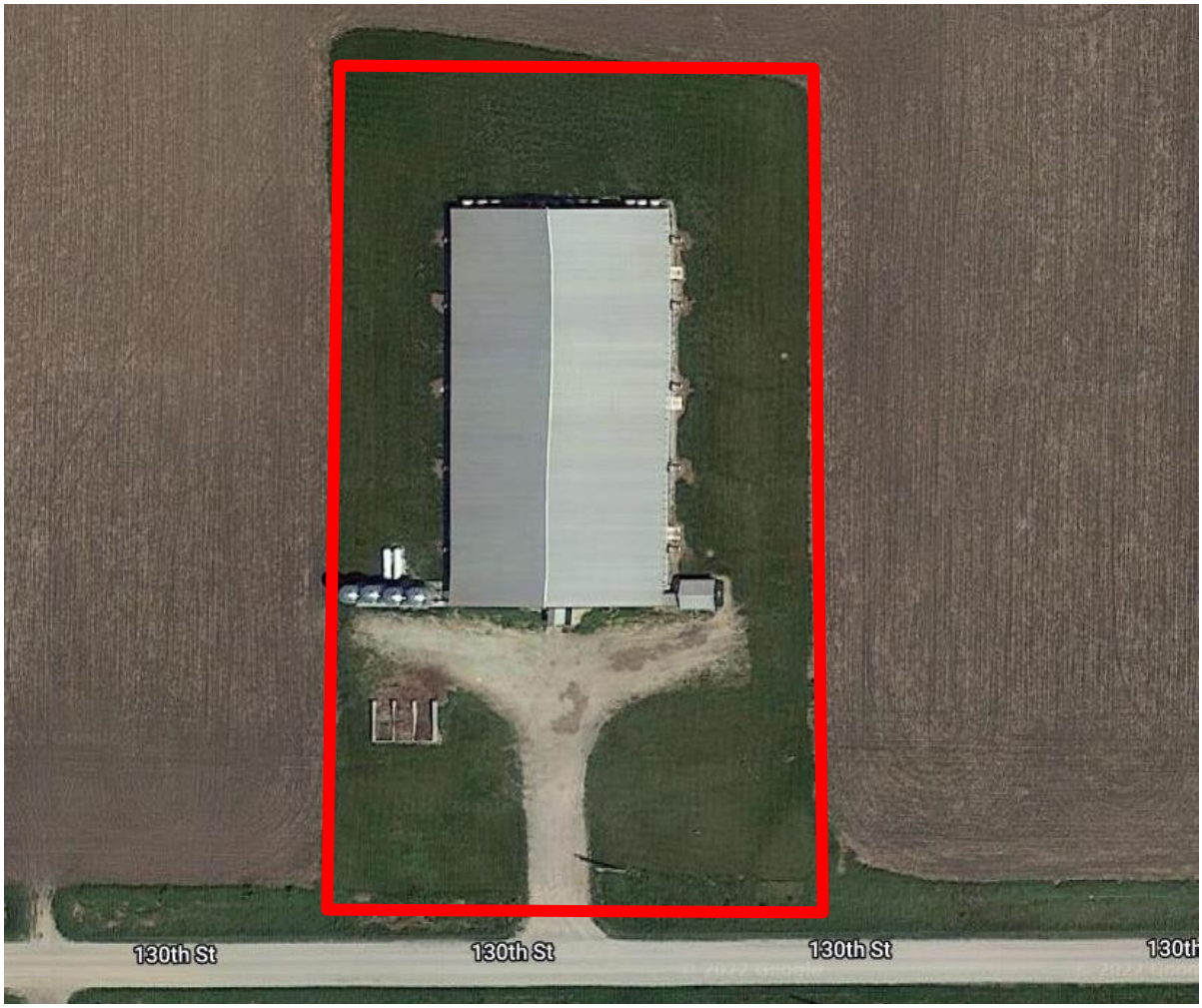
2,450 Wean to Finish Site

130th St, Charles City
Floyd County

2.28 Acres



Site Upgrades

- Built in 2008
- Curtains in good shape
- 45 KW Generator's have been installed recently
- There is an attached office with shower and laundry area.
- The chute is located in the middle of the barn with semi height loadout
- Expert VT-110 Controllers for each room
- Hanging nipples for each pen.
- Well is on site.

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Growthland

2,450 Wean to Finish Site

130th St, Charles City

Floyd County

Site Overview		
Building Type:	Wean - Fin	
Year Built:	2008	
Size:	101' x 201'	
Number of Rooms:	1	2
Pig Spaces:	1,225	1,225
Interior Room Dimensions:	100' x 200'	100' x 200'
Pens per Room:	(36) 9'6" x 23'3" (3) 10'6" x 23'3" (1) 12'10" x 23'3"	(36) 9'6" x 23'3" (3) 10'6" x 23'3" (1) 12'10" x 23'3"
Office/WR:	11'2" x 17'2" Office/Shower/Laundry, Bathroom	
Pit Depth:	8'	8'
Ventilation:	Power Tunnel	Power Tunnel
Ventilation Controller:	EXPERT VT - 110	EXPERT VT - 110
Emergency System(s):	AgriAlert/EDrop	AgriAlert/EDrop
Ceiling:	Plastic AG-TUF	Plastic AG-TUF
Flooring:	Concrete Slat	Concrete Slat
Feed System:	Model 75/300 Flex	Model 75/300 Flex
Feeders:	(20) 70" SS Dry Feeders	(20) 70" SS Dry Feeders
Waterers:	(40) Hanging Nipples	(40) Hanging Nipples
Load Out:	7'2" x 9'6" Center Attached Chute	
Taxes:	$1,182.00	
Price:	$657,000	
Price/Space:	*$265.00*	

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Photos

Curtain Sided With Shower In Office

Tunnel Ventilation With Generator

Stationary Load Out

AP Expert Controllers

Actuated Inlets, Poly Ceiling

Dry Feeders, Swing Water, Brooders

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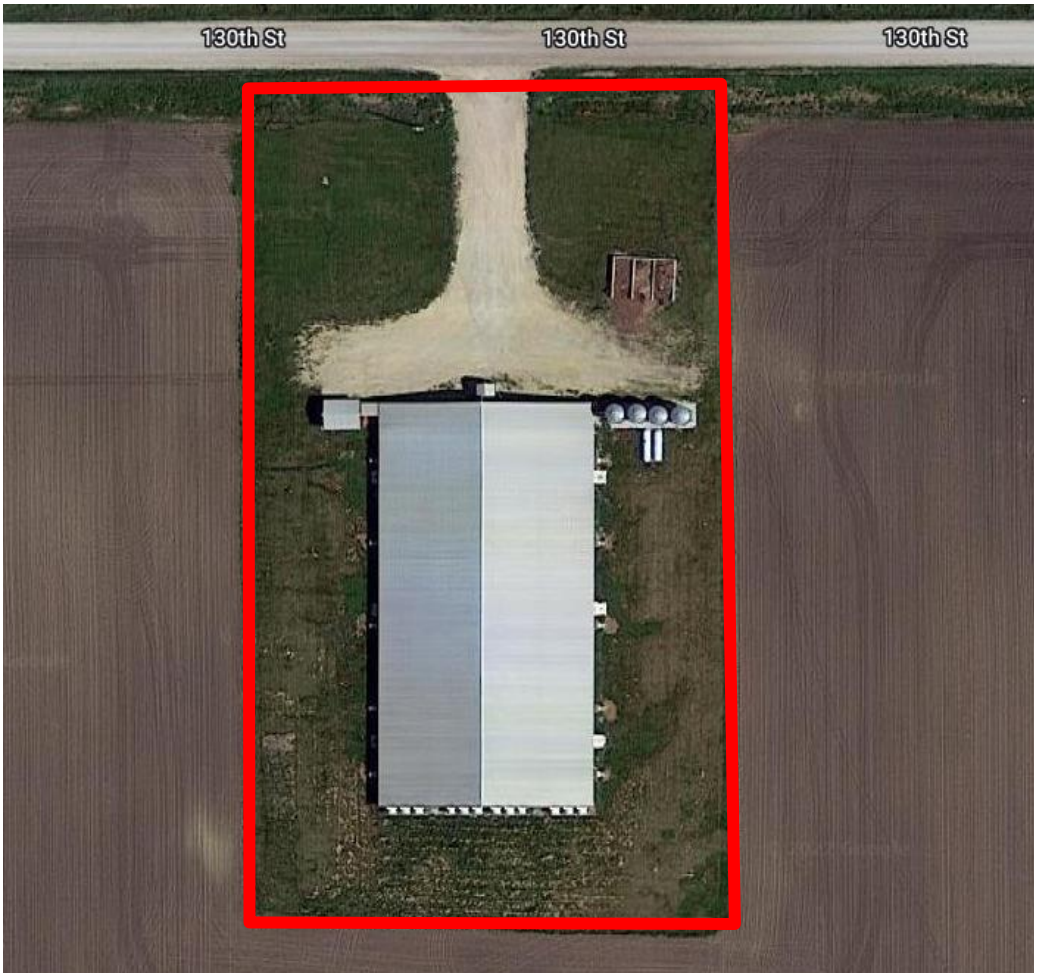
2,450 Wean to Finish Site

130th St, Charles City
Floyd County

2.25 Acres



Site Upgrades

- Built in 2008
- Curtains in good shape
- 45 KW Generator's have been installed recently
- There is an attached office with shower and laundry area.
- The chute is located in the middle of the barn with semi height loadout
- Expert VT-110 Controllers for each room
- Hanging nipples for each pen.
- Well is on site.

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

2,450 Wean to Finish Site

130th St, Charles City

Floyd County

Site Overview		
Building Type:	Wean - Fin	
Year Built:	2008	
Size:	101' x 201'	
Number of Rooms:	1	2
Pig Spaces:	1,225	1,225
Interior Room Dimensions:	100' x 200'	100' x 200'
Pens per Room:	(36) 9'6" x 23'3" (3) 10'6" x 23'3" (1) 12'10" x 23'3"	(36) 9'6" x 23'3" (3) 10'6" x 23'3" (1) 12'10" x 23'3"
Office/WR:	11'2" x 17'2" Office/Shower/Laundry, Bathroom	
Pit Depth:	8'	8'
Ventilation:	Power Tunnel	Power Tunnel
Ventilation Controller:	EXPERT VT - 110	EXPERT VT - 110
Emergency System(s):	AgriAlert/EDrop	AgriAlert/EDrop
Ceiling:	Plastic AG-TUF	Plastic AG-TUF
Flooring:	Concrete Slat	Concrete Slat
Feed System:	Model 75/300 Flex	Model 75/300 Flex
Feeders:	(20) 70" SS Dry Feeders	(20) 70" SS Dry Feeders
Waterers:	(40) Hanging Nipples	(40) Hanging Nipples
Load Out:	7'2" x 9'6" Center Attached Chute	
Taxes:	$1,200.00	
Price:	$657,000	
Price/Space:	$265.00	

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Photos

Tunnel Vent, Backup Generator

Connected Office

New Curtains

Stainless Steel Gate Feet

PVC Alley Gating

Slats and Dry Feeders

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2,450 Wean to Finish Site

1732 180th St, New Hampton
Chickasaw County

2.03 Acres

Site Upgrades

- Built in 2007
- All curtains were replaced Fall 2022
- There is an attached office with shower and laundry area.
- Chute is located in the middle of the barn with semi height loadout.
- Epxert VT-110 controllers for each room
- Hanging nipples for each pen.
- Well on site.

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

2,450 Wean to Finish Site
1732 180th St, New Hampton
Chickasaw County

Site Overview		
Building Type:	Wean - Fin	
Year Built:	2007	
Size:	101' x 201'	
Number of Rooms:	1	2
Pig Spaces:	1,225	1,225
Interior Room Dimensions:	100' x 200'	100' x 200'
Pens per Room:	(36) 9'6" x 23'4" (3) 11'6" x 23'4" (1) 13'10" x 23'4"	(36) 9'6" x 23'4" (3) 11'6" x 23'4" (1) 13'10" x 23'4"
Office/WR:	11'2" x 17'2" Office/Shower/Laundry, Bathroom	
Pit Depth:	8'	8'
Ventilation:	Power Tunnel	Power Tunnel
Ventilation Controller:	EXPERT VT - 110	EXPERT VT - 110
Emergency System(s):	AgriAlert/EDrop	AgriAlert/EDrop
Ceiling:	Plastic AG-TUF	Plastic AG-TUF
Flooring:	Concrete Slat	Concrete Slat
Feed System:	Model 75/300 Flex	Model 75/300 Flex
Feeders:	(20) 70" SS Dry Feeders	(20) 70" SS Dry Feeders
Waterers:	(40) Hanging Nipples	(40) Hanging Nipples
Load Out:	7'6"' x 9'6"' Center Attached Chute	
Taxes:	$904.00	
Price:	$624,000	
Price/Space:	$254.69	

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

Tunnel Vent, Owned LP Tanks

4X 18 Ton Tandem Bins

Newer Curtains

Dry Feeders

Pen Configuration, PVC Panels

Swing Water

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

2,450 Wean to Finish Site

180th St, New Hampton
Chickasaw County

2.03 Acres

Site Upgrades

- Built in 2007
- All curtains were replaced Fall 2022
- There is an attached office with shower and laundry area.
- Chute is located in the middle of the barn with semi height loadout.
- Epxert VT-110 controllers for each room
- Hanging nipples for each pen.
- Well on site.

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

2,450 Wean to Finish Site

180th St, New Hampton
Chickasaw County

Site Overview		
Building Type:	Wean - Fin	
Year Built:	2007	
Size:	101' x 201'	
Number of Rooms:	1	2
Pig Spaces:	1,225	1,225
Interior Room Dimensions:	100' x 200'	100' x 200'
Pens per Room:	(36) 9'6" x 23'4" (3) 11'6" x 23'4" (1) 13'10" x 23'4"	(36) 9'6" x 23'4" (3) 11'6" x 23'4" (1) 13'10" x 23'4"
Office/WR:	11'2" x 17'2" Office/Shower/Laundry, Bathroom	
Pit Depth:	8'	8'
Ventilation:	Power Tunnel	Power Tunnel
Ventilation Controller:	EXPERT VT - 110	EXPERT VT - 110
Emergency System(s):	AgriAlert/EDrop	AgriAlert/EDrop
Ceiling:	Plastic AG-TUF	Plastic AG-TUF
Flooring:	Concrete Slat	Concrete Slat
Feed System:	Model 75/300 Flex	Model 75/300 Flex
Feeders:	(20) 70" SS Dry Feeders	(20) 70" SS Dry Feeders
Waterers:	(40) Hanging Nipples	(40) Hanging Nipples
Load Out:	7'6"' x 9'6"' Center Attached Chute	
Taxes:	$938.00	
Price:	$587,000	
Price/Space:	$239.60	

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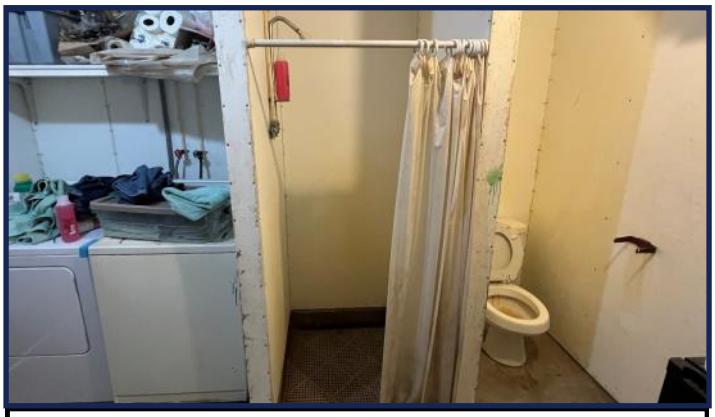
Photos

Tunnel Vent– Owned LP Tanks

Load Out and Tunnel Curtain

New Curtains



Shower

Dry Feeders, Brooder Lines, Swing Water

New Middle Curtain– Heaters

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2,430 Wean to Finish Site

280th St, New Hampton
Chickasaw County

3.32 Acres

Site Upgrades

- Built in 2011
- Site has hard sided see through plastic in replacement of the curtains.
- 45 KW Generator's were added recently and are ran off LP.
- Barns have a nice size office which includes Shower, laundry and storage area.
- The chute is attached with semi height load out.
- Expert VT—110 Controllers for each room. Cup waters with also hanging nipples for each pen.
- Well is on site.

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

2,430 Wean to Finish Site

280th St, New Hampton

Chickasaw County

Site Overview		
Building Type:	Wean - Fin	
Year Built:	2011	
Size:	101' x 197'	
Number of Rooms:	1	2
Pig Spaces:	1,215	1,215
Interior Room Dimensions:	100' x 196'	100' x 196'
Pens per Room:	(39) 9'6" x 23'4"' (1) 11'6" x 23'4"'	(39) 9'6" x 23'4"' (1) 11'6" x 23'4"'
Office/WR:	20' x 23' Office/Shower/Laundry, Bathroom	
Pit Depth:	8'	8'
Ventilation:	Power Tunnel	Power Tunnel
Ventilation Controller:	EXPERT VT - 110	EXPERT VT - 110
Emergency System(s):	AgriAlert/EDrop	AgriAlert/EDrop
Ceiling:	Plastic AG-TUF	Plastic AG-TUF
Flooring:	Concrete Slat	Concrete Slat
Feed System:	Model 75/300 Flex	Model 75/300 Flex
Feeders:	(20) 70" SS Dry Feeders	(20) 70" SS Dry Feeders
Waterers:	(80) SS Cups/ (40) Hanging Nipples	(80) SS Cups/ (40) Hanging Nipples
Load Out:	6' x 23' Center Loadout/Attached Chute	
Taxes:	$1,732.00	
Price:	$682,000	
Price/Space:	$280.70	

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Photos

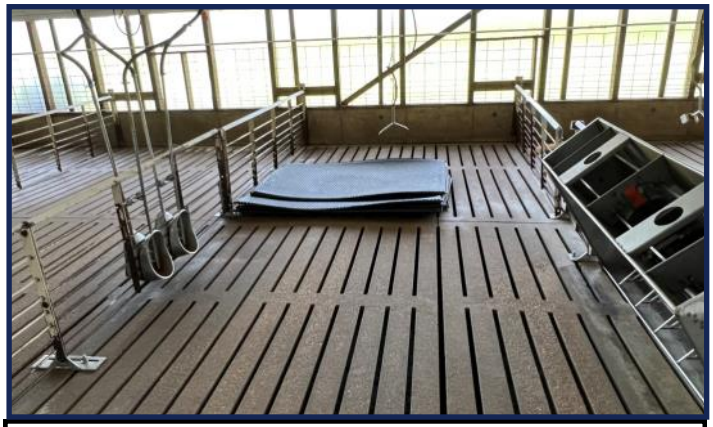
Office and Tunnel Curtain

Generator and Owned LP Tanks

Solid Poly Sidewall

Load Out

Pen Configuration



Cup and Swing Water– Slats

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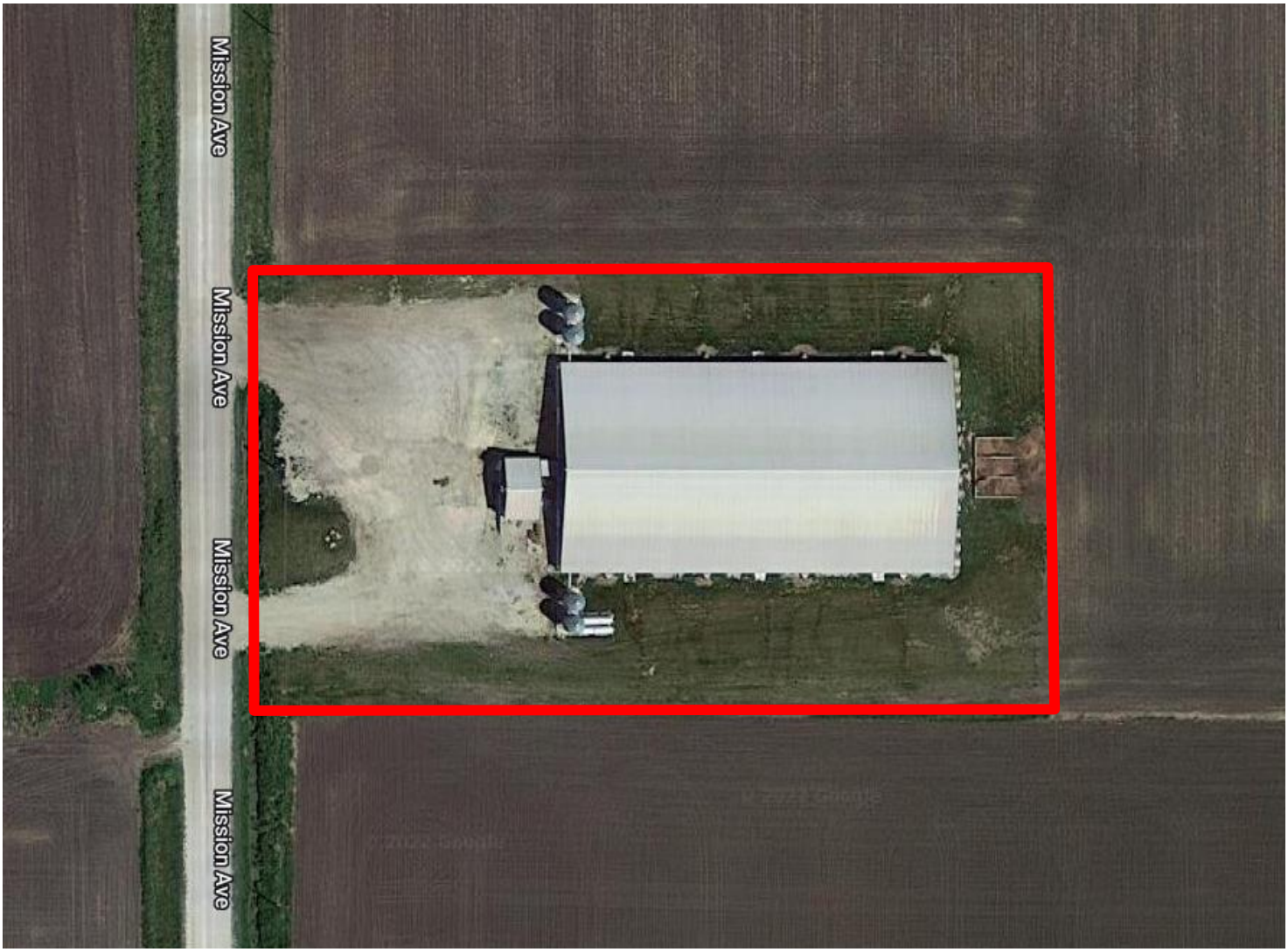
2,430 Wean to Finish Site

Mission Ave, Fredericksburg
Chickasaw County

1.97 Acres



Site Upgrades

- Built in 2011
- Site has hard sided see through plastic in replacement of the curtains.
- 45 KW Generator's were added recently and are ran off LP.
- Barns have a nice size office which includes Shower, laundry and storage area.
- The chute is attached with semi height load out.
- Expert VT—110 Controllers for each room. Cup waters with also hanging nipples for each pen.
- Well is on site.

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Growthland

2,430 Wean to Finish Site
Mission Ave, Fredericksburg
Chickasaw County

Site Overview		
Building Type:	Wean - Fin	
Year Built:	2011	
Size:	101' x 197'	
Number of Rooms:	1	2
Pig Spaces:	1,215	1,215
Interior Room Dimensions:	100' x 196'	100' x 196'
Pens per Room:	(39) 9'6" x 23'4"' (1) 11'6" x 23'4"'	(39) 9'6" x 23'4"' (1) 11'6" x 23'4"'
Office/WR:	20' x 23' Office/Shower/Laundry, Bathroom	
Pit Depth:	8'	8'
Ventilation:	Power Tunnel	Power Tunnel
Ventilation Controller:	EXPERT VT - 110	EXPERT VT - 110
Emergency System(s):	AgriAlert/EDrop	AgriAlert/EDrop
Ceiling:	Plastic AG-TUF	Plastic AG-TUF
Flooring:	Concrete Slat	Concrete Slat
Feed System:	Model 75/300 Flex	Model 75/300 Flex
Feeders:	(20) 70" SS Dry Feeders	(20) 70" SS Dry Feeders
Waterers:	(80) SS Cups/ (20) Hanging Nipples	(80) SS Cups/ (20) Hanging Nipples
Load Out:	5'6"' x 27' Center Loadout/Attached Chute	
Taxes:	$1,696.00	
Price:	$682,000	
Price/Space:	$280.70	

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

Office and Load Out

Solid Sidewalls

Tunnel Vent With Generator

Dry Feeders-PVC Alley Gates

Cup Waterers and Stainless Gate Feet

AP Expert Controllers

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Notes

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