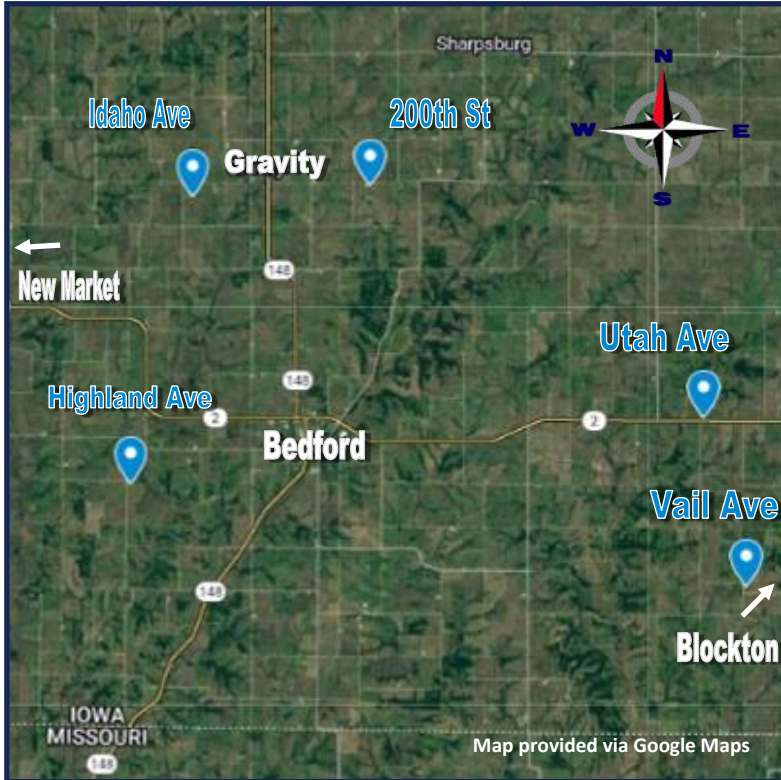


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Swine Finish Sites Taylor County, IA

Property Overview

- Five hog finishing sites, total of 16,480 pig spaces; three 3,840 pig space finishers built in 1998/1999 & two 2,480 pig space finishers built in 2013
- Contract in place with a known pig producer. To transfer the contract, a buyer must complete a remodel per pig producer specifications. See Page 2 for summary of remodel.
- Pig producer provides the labor, electric, propane, and routine maintenance. Seven years remaining on existing contract. Pig producer will extend the contract three years upon updates to the finishers. Updates required on next page.
- Barn owner responsible for taxes, insurance, rural water, and larger capital improvement items.
- List price = \$3,296,000; or \$200/space

Property Highlights

Opportunity to purchase existing sites with a **long-term contract that provides a labor solution with limited exposure to inflationary costs (labor, electric & propane).**

Highlights:

1. Seven years remaining on existing contract. After a remodel is complete, producer will extend contract by three years. This is pending approval of buyer and remodel plans by the pig producer.
2. Remodel will reduce the "effective age" of the units that will limit capital improvement expenses for the foreseeable future.
3. Buyer could purchase in 2022 and complete remodel in 2023, spreading depreciation costs over each year.
4. Manure agreements to surrounding landowners.
5. Contract, remodel expenses, and financial projections available upon a signed confidentiality agreement.
6. **After completion of major remodel, estimated to be priced at 70 % cost of a new facility.**

Contact one of our agents for more information or to setup a showing!!

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Remodel Summary - Pending Approval by Pig Producer

Site	# of Spaces	Year Built	Remodel: Seller attaining estimates for the items below. Available to prospects for review.
Highland Ave	2,480	2013	Generator & Alarm
Utah Ave	2,480	2013	Generator & Alarm
Idaho Ave	3,840	1999	Gating, Feeders, Fans, Curtains, Generator, Actuated Inlets, Ridge Vents, Alarm System, & Slats (as needed)
200th St	3,840	1998	Gating, Feeders, Fans, Curtains, Generator, Alarm System, & Slats (as needed)
Vail Ave	3,840	1998	Gating, Feeders, Fans, Curtains, Generator, Actuated Inlets, Ridge Vents, Alarm System, Load Chutes & Slats (as needed)



Highland



Utah



200th St



Idaho



Vail

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Aerial Map Highland Ave



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Highland Ave

Site Overview		
Building Type:	Wean Finish	
Year Built:	2013	
Size:	101' x 201'	
Pig Spaces:	1,240	1,240
Number of Rooms:	2	
Interior Room Dimensions:	50' x 200'	50' x 200'
Pens per Room:	(10) 20' x 47' with PreSort Layout	(10) 20' x 47' with PreSort Layout
Office/WR:	14'x20' /Attached Office/Workroom/LO	
Pit Depth:	8' Pit	8' Pit
Ventilation:	Power - Tunnel	Power - Tunnel
Ventilation Controller:	EXPERT SERIES 2	EXPERT SERIES 2
Emergency System(s):	Manual PTO Gen Switch/AGRI Alert/Powerdrop	
Ceiling:	Aluminum	Aluminum
Flooring:	Concrete Gang	Concrete Gang
Feed System:	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT
Feeders:	(20) 60" SS WF Fdrs (20) 36" SS Nursery Fdrs	(20) 60" SS WF Fdrs
Waterers:	(70) SS Cups (10) Nipple Bars	(70) SS Cups
Load Out:	Attached Dock Loadout	
Taxes:	\$1,664.00	
Price:	\$0.00	
Price/Space:	\$0.00	

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Highland Ave Site



Entrance & Load Out



Room Controllers



Room View

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Photos



Actuated Inlet



Room Brooder Controls



Room View



Tunnel Fan End

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Aerial Map Utah Ave



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Utah Ave

Site Overview		
Building Type:	Wean Finish	
Year Built:	2013	
Size:	101' x 201'	
Pig Spaces:	1,240	1,240
Number of Rooms:	2	
Interior Room Dimensions:	50' x 200'	50' x 200'
Pens per Room:	(10) 20' x 47' with PreSort Layout	(10) 20' x 47' with PreSort Layout
Office/WR:	14'x20' /Attached Office/Workroom/LO	
Pit Depth:	8' Pit	8' Pit
Ventilation:	Power - Tunnel	Power - Tunnel
Ventilation Controller:	EXPERT SERIES 2	EXPERT SERIES 2
Emergency System(s):	Manual PTO Gen Switch/AGRI Alert/Powerdrop	
Ceiling:	Aluminum	Aluminum
Flooring:	Concrete Gang	Concrete Gang
Feed System:	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT
Feeders:	(20) 60" SS WF Fdrs (20) 36" SS Nursery Fdrs	(20) 60" SS WF Fdrs
Waterers:	(70) SS Cups (10) Nipple Bars	(70) SS Cups
Load Out:	Attached Dock Loadout	
Taxes:	\$1,554.00	
Price:	\$0.00	
Price/Space:	\$0.00	

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Photos



Utah Ave Site



Entrance



Load Out



Room Brooder Controls

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Photos



Room View



Room Controllers



Center Aisle



Fan End Wall

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Aerial Map Idaho Ave



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Idaho Ave

Site Overview				
Building Type:	FF 1			
Year Built:	1999			
Size:	41' x 193'			
Pig Spaces:	960	960	960	960
Number of Rooms:	1			
Interior Room Dimensions:	40' x 192'	40' x 192'	40' x 192'	40' x 192'
Pens per Room:	(20) -19'2" x 18'10"	(20) -19'2" x 18'10"	(20) -19'2" x 18'10"	(20) -19'2" x 18'10"
Office/WR:	Site has 12' x 20' Office/Storage/WR			
Pit Depth:	8' Pit	8' Pit	8' Pit	8' Pit
Ventilation:	Power - Tunnel	Power - Tunnel	Power - Tunnel	Power - Tunnel
Ventilation Controller:	Phason SUPRA	Phason SUPRA	Phason SUPRA	Phason SUPRA
Emergency System(s):	Sensaphone/PowerDrops/Manual Generator Switch			
Ceiling:	White Steel w/AgTuff	White Steel w/AgTuff	White Steel w/AgTuff	White Steel w/AgTuff
Flooring:	Concrete Gang	Concrete Gang	Concrete Gang	Concrete Gang
Feed System:	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT
Feeders:	20 - 28" 2 Hole SS WD	20 - 28" 2 Hole SS WD	20 - 28" 2 Hole SS WD	20 - 28" 2 Hole SS WD
Waterers:	40 - SS Cups	40 - SS Cups	40 - SS Cups	40 - SS Cups
Load Out:	Outside Chutes with Walkways			
Taxes:	\$1,154.00			
Price:	\$0.00			
Price/Space:	\$0.00			

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Idaho Ave Site



Site Office & Work room



Room View



Room Controller

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Room View



Exterior Sidewall



2nd Room View



Fan End Wall

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Aerial Map 200th St



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200th St

Site Overview				
Building Type:	FF 1			
Year Built:	1998			
Size:	41' x 193'			
Pig Spaces:	960	960	960	960
Number of Rooms:	1			
Interior Room Dimensions:	40' x 192'	40' x 192'	40' x 192'	40' x 192'
Pens per Room:	(20) -19'2" x 18'10"	(20) -19'2" x 18'10"	(20) -19'2" x 18'10"	(20) -19'2" x 18'10"
Office/WR:	Site has 12' x 20' Office/Storage/WR			
Pit Depth:	8' Pit	8' Pit	8' Pit	8' Pit
Ventilation:	Power - Tunnel	Power - Tunnel	Power - Tunnel	Power - Tunnel
Ventilation Controller:	Phason SUPRA	Phason SUPRA	Phason SUPRA	Phason SUPRA
Emergency System(s):	Sensaphone/PowerDrops/Manual Generator Switch			
Ceiling:	White Steel w/AgTuff	White Steel w/AgTuff	White Steel w/AgTuff	White Steel w/AgTuff
Flooring:	Concrete Gang	Concrete Gang	Concrete Gang	Concrete Gang
Feed System:	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT
Feeders:	20 - 28" 2 Hole SS WD	20 - 28" 2 Hole SS WD	20 - 28" 2 Hole SS WD	20 - 28" 2 Hole SS WD
Waterers:	40 - SS Cups	40 - SS Cups	40 - SS Cups	40 - SS Cups
Load Out:	Outside Chutes with Walkways			
Taxes:	\$1,256.00			
Price:	\$0.00			
Price/Space:	\$0.00			

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200th St Site



Tunnel Curtain & Load Out



Room View



Room Controller

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Room View



End View



Exterior Side Curtain



Fan Endwall

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Aerial Map Vail Ave



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Vail Ave

Site Overview				
Building Type:	FF 1			
Year Built:	1998			
Size:	41' x 193'			
Pig Spaces:	960	960	960	960
Number of Rooms:	1			
Interior Room Dimensions:	40' x 192'	40' x 192'	40' x 192'	40' x 192'
Pens per Room:	(20) -19'2" x 18'10"	(20) -19'2" x 18'10"	(20) -19'2" x 18'10"	(20) -19'2" x 18'10"
Office/WR:	Site has 12' x 20' Office/Storage/WR			
Pit Depth:	8' Pit	8' Pit	8' Pit	8' Pit
Ventilation:	Power - Tunnel	Power - Tunnel	Power - Tunnel	Power - Tunnel
Ventilation Controller:	Phason SUPRA	Phason SUPRA	Phason SUPRA	Phason SUPRA
Emergency System(s):	Sensaphone/PowerDrops/Manual Generator Switch			
Ceiling:	White Steel w/AgTuff	White Steel w/AgTuff	White Steel w/AgTuff	White Steel w/AgTuff
Flooring:	Concrete Gang	Concrete Gang	Concrete Gang	Concrete Gang
Feed System:	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT
Feeders:	20 - 28" 2 Hole SS WD	20 - 28" 2 Hole SS WD	20 - 28" 2 Hole SS WD	20 - 28" 2 Hole SS WD
Waterers:	40 - SS Cups	40 - SS Cups	40 - SS Cups	40 - SS Cups
Load Out:	Portable Chutes			
Taxes:	\$1,238.00			
Price:	\$0.00			
Price/Space:	\$0.00			

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Photos



Vail Ave Site



Site View



Room View



m Controller

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Site Office



Room View



Feed Tanks



Fan End Wall

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Notes