

# Growthland

**5,320 Pig Spaces**  
**40 Acres M/L - 23 Acres Tillable**  
**\$1,400,000**

**Swine Finish Site**  
**Audrain County, MO**



Growthland is offering for sale a 5,320 Pig Space Swine Finishing site in Audrain County, Missouri on 40 Acres M/L. **Includes five 1,000 pig space finishers, a 320 head partial slat finisher, 23 tillable acres, office (14' x 24'), storage building (14' x 50'), and a machine shed (54' x 90' x 16').**

#### Highlights:

1. Originally built in 1999. Major upgrades to the five 1,000 head finishers in **2021: NEW CONCRETE SLATS, GATING, STAINLESS STEEL WET-DRY FEEDERS along with other upgrades.**
2. Existing contract in place with known Pig Producer through **October 2029**. Ask agent for information.
3. Buildings are shallow pit with flush to Earthen Lagoon for manure storage.
4. Nutrient management plan and manure agreements to surrounding cropland available for prospect to review.
5. Well on site with Rural water backup, 12,000 gallon LP Storage and Site Standby Generator.

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

**Maurie Cashman, Licensed broker for  
company in IA & MO**  
cashman@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

---

**5,320 Head Swine Finish Site**

40 Acres M/L

23 Tillable Acres



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

Site Overview						
Building Type:	Finish 1	Finish 2	Finish 3	Finish 4	Finish 5	MOF
Year Built:	1999	1999	1999	1999	1999	1980 s
Size:	41' x 206'	41' x 206'	41' x 206'	41' x 206'	41' x 206'	28' x 106'
Pig Spaces:	1,000	1,000	1,000	1,000	1,000	320
Number of Rooms:	1	1	1	1	1	1
Interior Room Dimensions:	40' x 202'	40' x 202'	40' x 202'	40' x 202'	40' x 202'	26.5' x 104'
Pens per Room:	(10) 20'2" x 37'6" with PreSort	(10) 20'2" x 37'6" with PreSort	(10) 20'2" x 37'6" with PreSort	(10) 20'2" x 37'6" with PreSort	(10) 20'2" x 37'6" with PreSort	(9) 9'6" x 25' (3) 4'6" x 25'
Office/WR:	Site has 14' x 24' Office/Shower/Bathroom					
Pit Depth:	Shallow- Lagoon	Shallow -Lagoon	Shallow - Lagoon	Shallow-Lagoon	Shallow-Lagoon	Flush Gutter
Ventilation:	Power - Natural	Power - Natural	Power - Natural	Power - Natural	Power - Natural	Natural
Ventilation Controller:	EXPERT PN 110	EXPERT PN 110	EXPERT PN 110	EXPERT PN 110	EXPERT PN 110	ThermoStat
Emergency System(s):	50KW Generator/AgriAlert 2400/PowerDrops					
Ceiling:	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	MonoSlope
Flooring:	Concrete Gang	Concrete Gang	Concrete Gang	Concrete Gang	Concrete Gang	Concrete
Feed System:	Model 75/300 Flex SO ST	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex SO
Feeders:	10 - 34" x 77" SS WD	10 - 34" x 77" SS WD	10 - 34" x 77" SS WD	10 - 34" x 77" SS WD	10 - 34" x 77" SS WD	(2) 50" & (4) 72" SS FIN
Waterers:	WD Feeder	WD Feeder	WD Feeder	WD Feeder	WD Feeder	Double SS Nipple
Load Out:	Attached Covered	Portable Chute				
Taxes:	\$1,553.51					
Price:	\$1,400,000.00					
Price/Space:	\$263.15					

**Existing Contract Though October 2029**  
**MAJOR Upgrades to 5—1000 Finishers in 2021**  
**COMPLETE CONCRETE SLAT REPLACEMENT**  
**ALL NEW GATING with PreSort Layout**  
**ALL NEW Stainless Steel Wet-Dry Feeders**  
**Other Upgrades**

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

## Photos



**Site Office**



**5—1000 Head Finishers**



**Finishers End View**



**Room View**

# Growthland

## Photos



**Room View**



**Building Controller**



**Building Interior**



**Site Generator**



# Growthland

---

## Photos



**320 Head Finisher**



**LP Storage**



**Earthen Lagoon**



**Morton Building**

# Growthland

---

## Notes