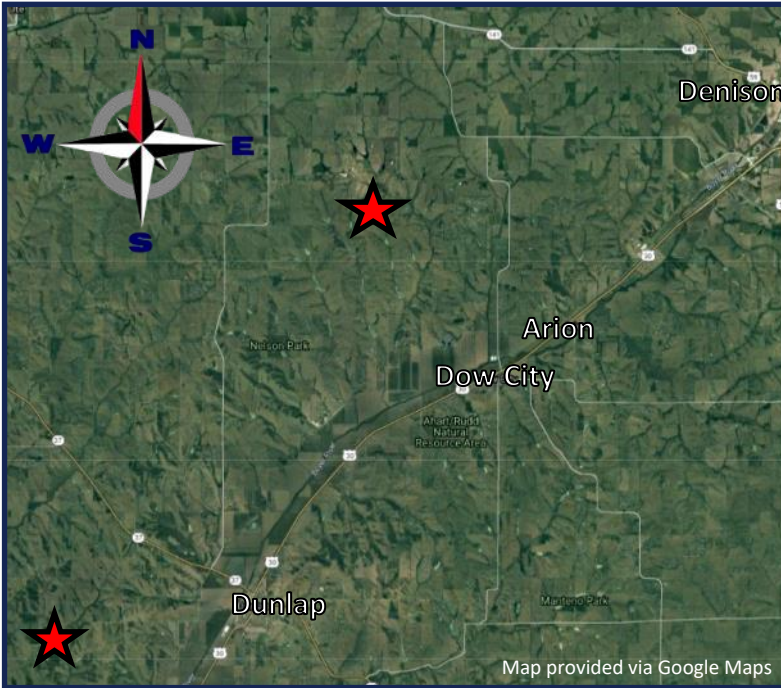


Growthland

7,200 Pig Spaces
21.72 A M/L
\$1,584,000 or \$220/Space

Two 3,600 Head
Wean to Finish Sites
Crawford & Harrison Counties, IA



Property Highlights

Growthland is offering for sale Two 3,600 Head Swine Wean to Finish Sites. Buildings are 101' x 305' with Two (2) 50' x 304' Rooms. Both sites have Bio secure entrance with Shower/Laundry/Large Workroom and Enclosed Load Out. Owner would sell separately.

1. Built in **2012 and 2013**, well-maintained, and in great condition.
2. Approximately **two years** remaining on a **triple net lease** a buyer can assume (pending approval of the pig producer). Contract information available upon a signed Confidentiality Agreement.
3. Manure management plan and manure agreements to surrounding cropland available for prospect to review.
4. Priced at **approximately 55 % cost of new!!!**

Contact agent for more information or to setup a showing!!

Contact Us:

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

Dale Kenne
Licensed in IA
515-368-1313
dale@growthland.com

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Crawford County Site

11.81 Acre



3,600 Head Wean Finish Site in NEW Condition

SITE UPGRADES

New Tube Style Brooder Heaters—2020

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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Crawford County 3,600 Head - 11.81 Acre Site

Building Type:	Wean to Finish	
Year Built:	2012	
Size:	100'10" x 305' OD	
Number of Rooms:	2	
Pig Spaces:	1,800	1,800
Interior Room Dimensions:	50' x 304'	50' x 304'
Pens per Room:	(15) 19'11" x 47' Pens with PreSort Layout	(15) 19'11" x 47' Pens with PreSort Layout
Office/WR:	Biosecure Entrance/Shower/Office/WR	
Pit Depth:	8'	8'
Ventilation:	Power - Tunnel	Power - Tunnel
Ventilation Controller:	EXPERT SERIES 2	EXPERT SERIES 2
Emergency System(s):	100KW Generator-SensaPhone Alarm - E Drop	
Ceiling:	Aluminum	Aluminum
Flooring:	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 350HR Flex TO TT	Model 350HR Flex TO TT
Feeders:	30 - SS WD Paddle Fdrs	30 - SS WD Paddle Fdrs
Waterers:	SS Cups & WD Fdr	SS Cups & WD Fdr
Load Out:	Attached Covered Truck High Load Out	
Taxes:	\$2,952	
Price:	\$792,000	
Price/Space:	\$220	

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Photos



Crawford County Site



Exterior Side Curtain



Bio Secure Entrance



Room Controllers



Room View



Interior View

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Harrison County Site 9.91 Acre



3600 Head Wean Finish Site in NEW Condition

SITE UPGRADES
New Tube Style Brooder Heaters—2020

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Harrison County 3600 Head - 9.91 Acre Site

Building Type:	Wean to Finish	
Year Built:	2013	
Size:	100'10" x 305' OD	
Number of Rooms:	2	
Pig Spaces:	1,800	1,800
Interior Room Dimensions:	50' x 304'	50' x 304'
Pens per Room:	(15) 19'11" x 47' Pens with PreSort Layout	(15) 19'11" x 47' Pens with PreSort Layout
Office/WR:	Biosecure Entrance/Shower/Office/WR	
Pit Depth:	8'	8'
Ventilation:	Power - Tunnel	Power - Tunnel
Ventilation Controller:	EXPERT SERIES 2	EXPERT SERIES 2
Emergency System(s):	100KW Generator-Sensaphone Alarm - E Drop	
Ceiling:	Aluminum	Aluminum
Flooring:	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 350HR Flex TO TT	Model 350HR Flex TO TT
Feeders:	30 - SS WD Paddle Fdrs	30 - SS WD Paddle Fdrs
Waterers:	SS Cups & WD Fdr	SS Cups & WD Fdr
Load Out:	Attached Covered Truck High Load Out	
Taxes:	\$2,664	
Price:	\$792,000	
Price/Space:	\$220	

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



Harrison County Site



Site Generator



Room Controllers



Connecting Hall



Room View



Brooder Heaters

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Notes