

# Growthland

**5,000 Head Sow Unit  
460 Acres M/L  
\$4,000,000 (Real Estate Only)**

**Sow Farm  
For Sale  
Bent County, CO**



Map provided via Agri-Data

## Sow Unit Overview

Permitted Capacity	5,280
Gestation Spaces	4,416
Farrowing Spaces	768
Isolation Spaces	500
Historical Operating Inventory	~5,000

### Property Highlights

Opportunity to purchase a 5,000 head sow farm with 460 acres. Originally built in 1998. Located in Bent County, Colorado, or about a half hour west of Lamar, Colorado.

- Great isolation with the nearest pig approximately 12 miles to the west. **Ideal for genetic multiplication.**
- Land base exists for expansion, but diligence is required for permitting and water.
- Open pen gestation compliant. Site will be empty by closing that **could allow a conversion to Prop 12 or other upgrades if desired.**
- Evaporative lagoon with no manure application, limiting traffic. **Has an existing methane digester (not currently used to generate power).**
- Small feed mill in Lamar that could be a single source feed mill if desired.
- Allocation of ask price: \$3,800,000 for sow farm, isolation, water rights, and associated building acres; or **\$760/sow**. Excess land value of \$200,000. **Estimated at 25 % cost of new**, which provides cushion for an upgrade if desired.

Listed by Cruikshank Realty, Inc., who is working cooperatively with Growthland for advertising and marketing. Please call Ben Isaacson, agent with Growthland, at 319-350-6084 for more information.

### Contact us:

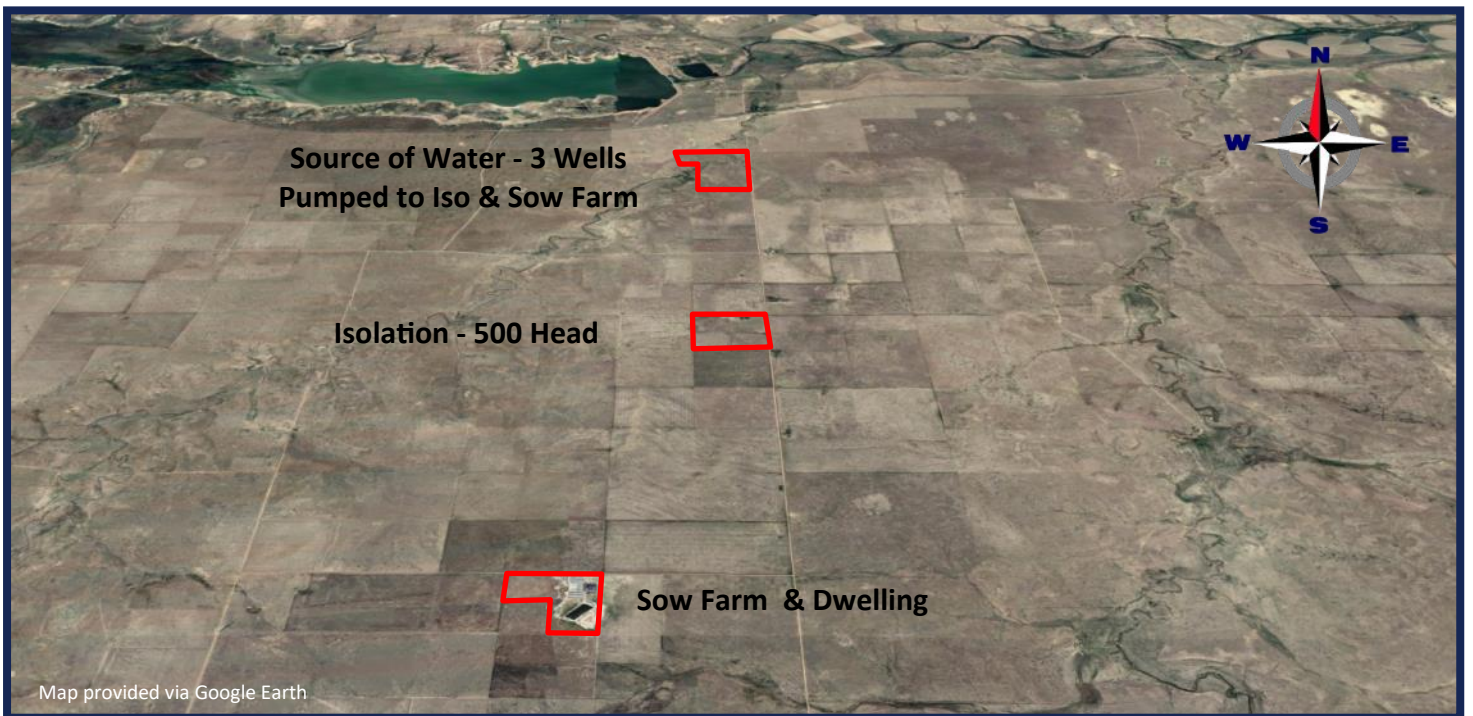
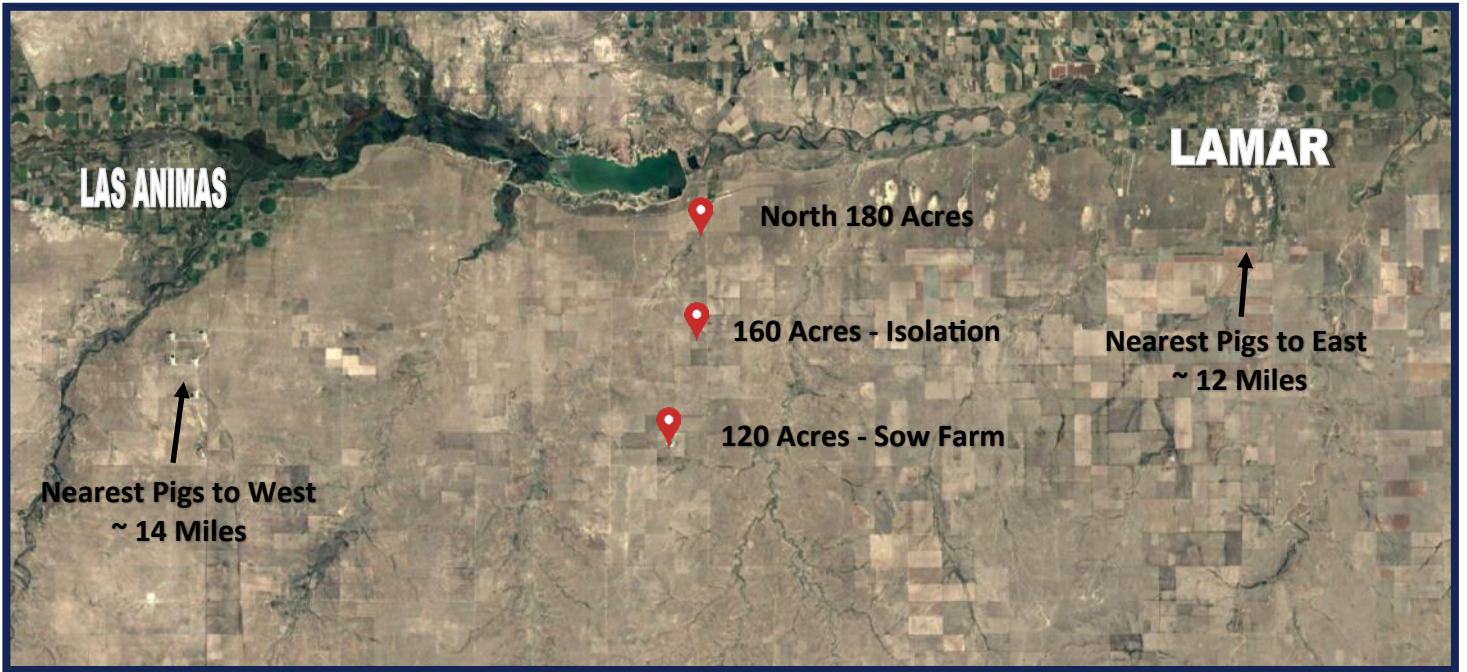
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## Location of Property



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## Sow Farm Site Layout & Overview



### Gestation

- Four Barns
- 4,416 Spaces - 1,656 Stalls & 2,760 Pen Spaces
- Pens are station design; 60 total pens (15/barn)

### Farrowing

- Four Barns
- One room per barn
- 768 crates; 192/room
- 5' x 8' 6" crates

### Manure Handling

- Three stage system
- 1st Stage Lagoon has a digester cover
- 2nd Stage is Recycle & Aeration
- 3rd Stage is Evaporative Lagoon; no manure applied

### Water

- Has water rights via Fort Bent "Ditch Rights"
- Main source is three wells on "north" farm
- Pumped from this parcel via underground piping and three 50,000 gallon storage tanks
- One well on Sow Farm Location

### Other Items

- Ranch style dwelling with four bedrooms and two bathrooms
- Includes septic systems, LP tanks, and standby generators

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## Overview

Overview			
Building Type:	Gestation	Farrowing	Isolation
Number:	Four Barns	Four Barns	One Barn
Dimensions:	58' x 384' (4)	48' x 258' (4)	63' x 148'
Year Built:	1998	1998	1998
Number of Rooms:	One Room/Barn	One Room/Barn	One Room
Pig Spaces:	4,416	768	~500
Pens per Room:	414 Stalls (2' x 7') - 1,656 Spaces 15 Pens; 60 total - 2,760 Spaces	192/Room; 5' x 8' 6"	One Row 2' x 7' Stalls Remainder Pens
Pit Depth:	Shallow Recycle Flush	Shallow Recycle Flush	Shallow Recycle Flush
Ventilation:	Power Natural	Power Natural with Cool Cells	Power Natural
Ventilation Controller:	AP Expert	TC-5	Thermostats
Emergency System(s):	Curtain Drops, Backup Generator, Alarm System		
Ceiling:	Galvanized Steel	Galvanized Steel	Galvanized Steel
Flooring:	Poured Concrete & Slats	Tri-Bar for Sow & Woven Wire for Piglet	Poured Concrete & Slats
Feed System:	Flex to Sow Drop	Hand-Fed	Hand-Fed
Feeders:	Concrete Trough	SS Sow-Max	Concrete Trough & SS Dry Feeders
Waterers:	Concrete Trough	Hi-Lo Nipple	Nipple
Load Out:	Enclosed Attached		
Office:	Between Farrowing: Four Showers, Office, Breakroom, & Laundry		

### Major Updates from Original

- Farrowing flooring under Sows (~20 stalls remaining)
- Cool cell infrastructure
- Farrowing feeders
- Interior walls & ceiling of Farrowing
- Partial roof replacement throughout site
- Partial ceiling & rafter replacement in Gestation
- Partial Sow Drop feeder replacement in Gestation
- Electrical upgrade

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## Photos



**View of Sow Unit**



**South Gestation**



**South Gestation**



**Farrowing**



**Farrowing**



**Manure Pipes**

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## Photos



**Interior of Gestation**



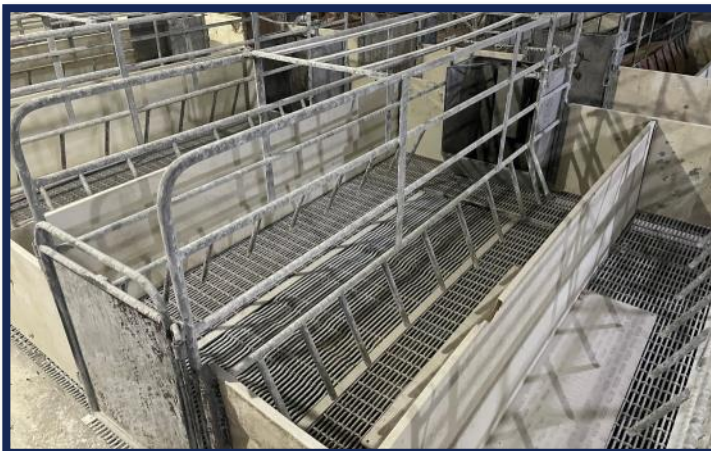
**Typical Gestation Pen**



**Typical Gestation Stall**



**Interior of Farrowing**



**Typical Farrowing Crate**



**Cool Cells in Farrowing**

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## Photos



**Dwelling**



**Isolation**



**Interior of Isolation**



**Water Tank & Standby Generator—North Farm**



**Feed Mill in Lamar**



**Roller Mill**

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## Notes