

Growthland

5,200 Pig Spaces
5 A M/L
\$803,400 or \$155/Space

4- Single 1,300 Natural Vent
Feeder to Finish Site
Chickasaw County IA



Growthland is offering for sale a feeder to finish swine site in Chickasaw County, Iowa. Site consists of four 1,300 pig space finishers 41' x 260' less than a mile off a hard surface road. Site includes an office, shower and laundry. Stationary generator, and well. Site also includes a 30' x 60' machine shed.

Highlights:

- Opportunity to own four single wide, one room, 1,300 head barn sites.
- All similarly configured, feeder to finish, natural ventilation, wet/dry feeders.
- All new roof on barns in the last 7 years.
- All curtains in good shape.
- Built between 1997 and 2003.
- Great location with access to feed and packing plants.
- Seller to provide manure agreements on the adjoining land. Application costs will be paid by the land owner manure agreements.

Contact us:

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Aerial Map



Site Information

- Built between 1997 and 2003
- Curtains in good shape
- 35KW Cummins Power Generator
- There is a detached office with shower and laundry area.
- Expert VT-110 or TC5 Controller for each barn
- Well is on site.

Property Disclaimer: Information provided herein was obtained from sources deemed reliable, but neither Growthland, its agents, nor its owners, make any guarantees or warranties regarding its accuracy. Prospective buyers are urged to inspect the property, its condition, and rely on their own conclusions. All illustrations, dimensions, and acreage figures are approximate or "more or less" and based on information currently available.

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4—1,300 Head Finishers

Site Overview				
Building Type:	Fdr - Fin	Fdr - Fin	Fdr - Fin	Fdr - Fin
Year Built:	1997	2003	1997	1997
Size:	41' x 261'	41' x 261'	41' x 261'	41' x 261'
Number of Rooms:	1 Southeast	2 Northwest	3 Southwest	4 Northeast
Pig Spaces:	1,300	1,300	1,300	1,300
Interior Room Dimensions:	40' x 260'	40' x 260'	40' x 260'	40' x 260'
Pens per Room:	(1) 10.8" x 37' (11) 22'6" x 37'	(1) 10.8" x 37' (11) 22'6" x 37'	(48) 10'9" x 18'8"	(48) 10'9" x 18'8"
Office/WR:	13'4" x 24' Unattached Office/Shower/Workroom			
Pit Depth:	8'	8'	8'	8'
Ventilation:	Natural/Curtain	Natural/Curtain	Natural/Curtain	Natural/Curtain
Ventilation Controller:	Airstream TC5 INFIA	EXPERT PN - 110	Airstream TC5 INFIA	Airstream TC5 INFIA
Emergency System (s):	First Choice/EDrop	First Choice/EDrop	First Choice/EDrop	First Choice/EDrop
Ceiling:	White Steel	White Steel	White Steel	White Steel
Flooring:	Concrete Slat	Concrete Slat	Concrete Slat	Concrete Slat
Feed System:	Model 75/300 Flex SO	Model 75/300 Flex SO	Model 75/300 Flex SO	Model 75/300 Flex SO
Feeders:	(12) 70" SS Wet Dry	(12) 70" SS Wet Dry	(19) 30" SS Wet Dry	(19) 30" SS Wet Dry
Waterers:	Nipple in Feeders	Nipple in Feeders	Nipple in Feeders	Nipple in Feeders
Load Out:	Portable Loading Chute			
Taxes:	Estimated at \$1,368			
Price:	\$803,400			
Price/Space:	\$155/Space			

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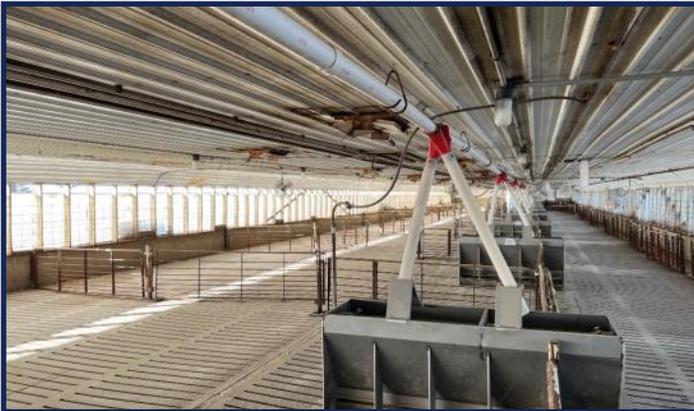
Photos



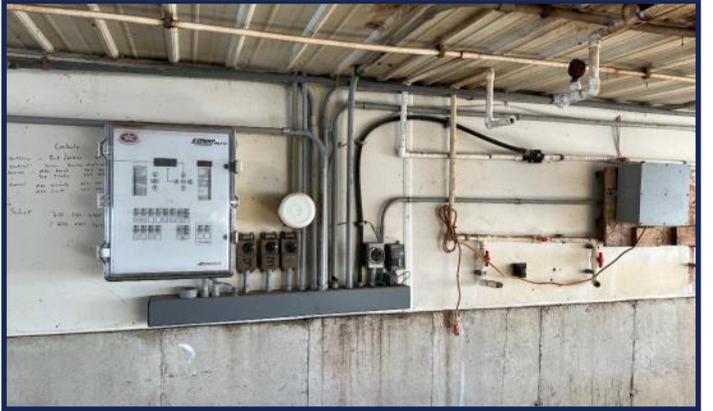
Finishing Site



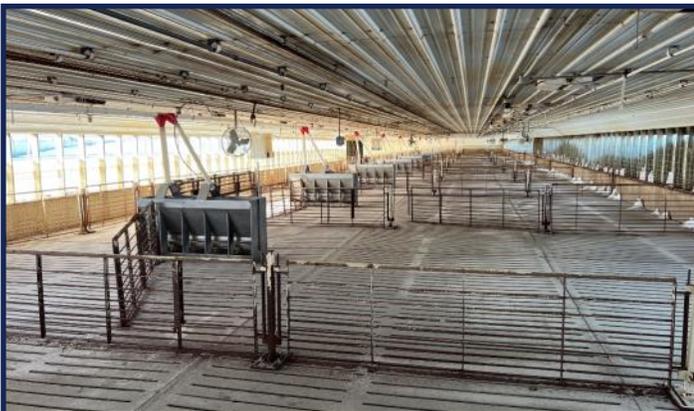
Main Entrance



Interior



AP Controller



Interior



Machine Shed

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Notes