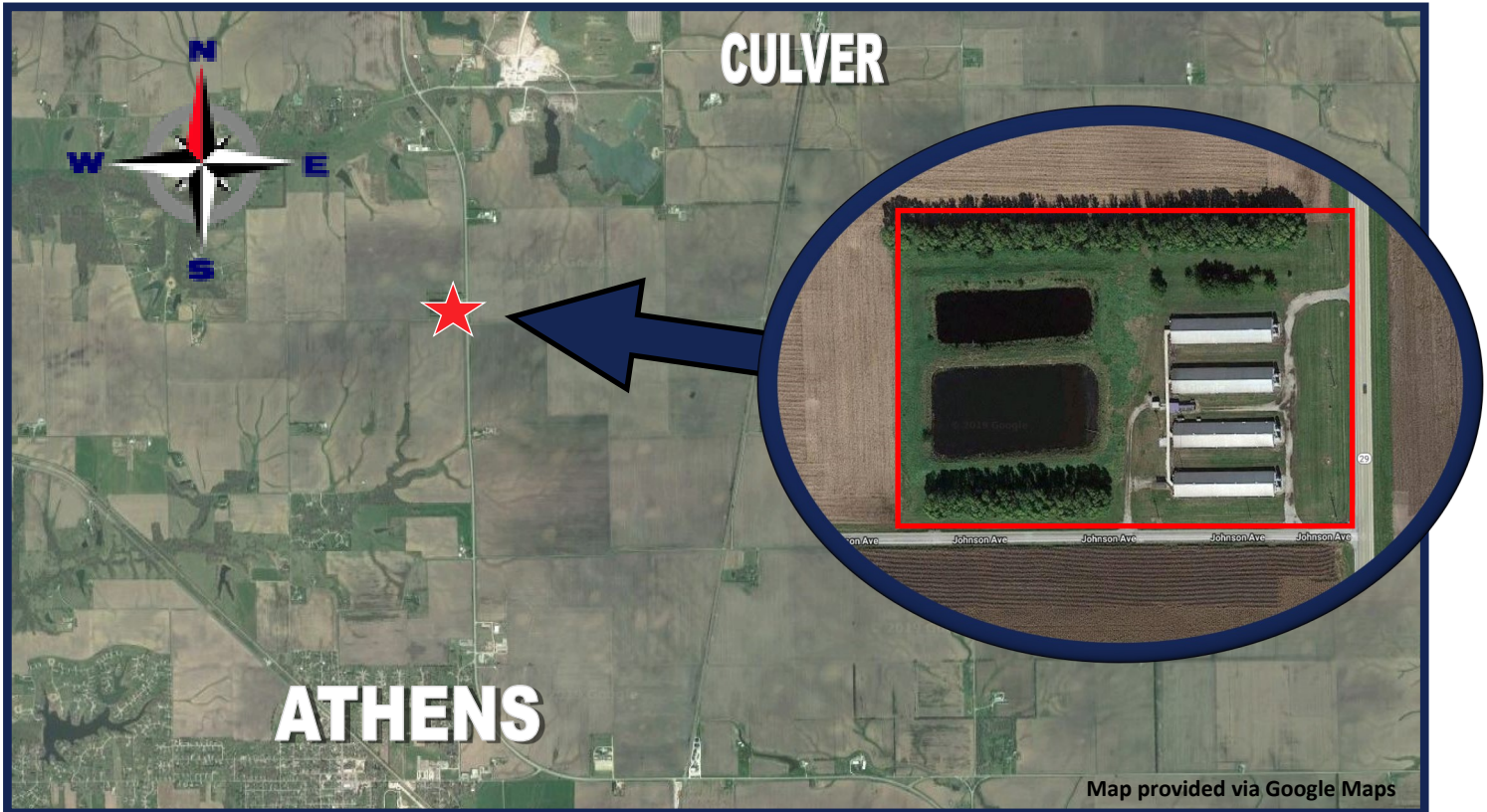


Growthland

4,194 Pig Spaces
11.24 A M/L
\$775,890 (\$185/Space)

Wean to Finish Site
Menard County, Illinois



Growthland is offering for sale a 4,194 pig space wean to finish site on 11.24 acres in Menard County, Illinois.

Property Highlights:

- 1) Four 44' x 192' – 1,048 head total slatted/tunnel ventilated buildings that are shallow pit to two stage lagoon.
- 2) Recent updates
 - 2015: Feeders, water cups, ventilation controllers, and gating in 2.5 rooms
 - 2019: 405 concrete slats, partial roof replacement, new gate posts as needed
 - 2020: Six new bulk bins
 - 2021: Transfer pump & roof on connecting hallways
- 3) Four years left on current feeding contract. Producer has a desire to extend with an approved buyer.
- 4) Advantageous manure agreements if desired.

Agent to contact for Additional Information: Dean Schott at 319-631-0050 and Dale Kenne at 319-368-1313

Contact us:

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

Maurie Cashman
Licensed broker for company in IL

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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Aerial View



Property being surveyed off a larger parcel. Exact acres to come from survey. Site has a bio-secure office building with shower and laundry facilities, attached load out connecting all four buildings and back up standby generator for emergency power. Site has 1 well with rural water backup, natural gas for heaters and brooders and well established tree buffer.

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Facilities Overview

	Buildings 1-2	Buildings 3-4
Building Type:	Wean Finish	Wean Finish
Year Built:	1994	1995
Pig Spaces:	2,097	2,097
Interior Room Dimensions:	44' x 192'	44' x 192'
Number of Rooms:	1 per building	1 per building
Pens per Room:	(8) 20'6" x 48' w/presort.	(8) 20'6" x 48' w/presort.
Pit Depth:	Pull Plug to Lagoon	Pull Plug to Lagoon
Ventilation:	Power - Tunnel	Power - Tunnel
Ventilation Controller:	EXPERT VT110	EXPERT VT110
Emergency System(s):	Agri Alert 800EZK—Generac 50 KW Standby Generator	
Ceiling:	Mill Finish Aluminum	Mill Finish Aluminum
Flooring:	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 75/300 Flex	Model 75/300 Flex
Feeders:	(16) 36" x 56" WD	(16) 36" x 56" WD
Waterers:	SS Cups	SS Cup
Load Out:	Center Loadout	
Office:	Detached w/Shower	
Taxes:	\$4,845.00	
Price:	\$775,890	
Price/Space:	\$185.00	

Updates:

2015: Feeders, water cups, ventilation controllers, and gating in 2.5 rooms

2019: 405 new concrete gang slats installed, Installed new roof steel on first 20' all roofs on tunnel fan end, All new gate posts in building 1 and half of building 2. Rock around buildings

2020: Six new bulk bins

2022: New stainless steel chopper transfer pump and new roof on connecting hallways

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Photos



4,194 Head Site



Curtains



Office and hallway end



Connecting Hallway



Interior



Interior

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Notes