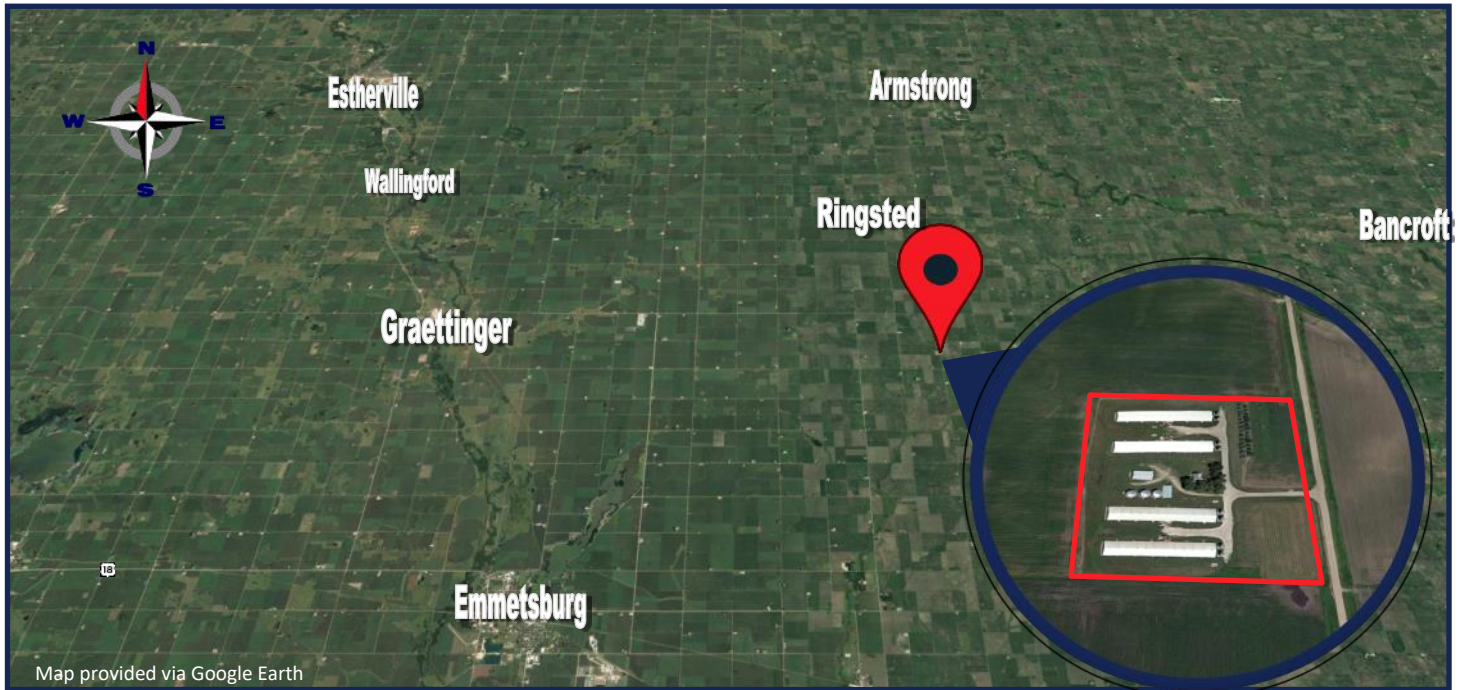


Growthland

8,000 Pig Spaces
12.25 A M/L
\$1,600,000 or \$200/Space

Finish Facilities
Palo Alto County, IA



Map provided via Google Earth

Growthland is offering for sale an 8,000 Pig Space Finishing Site in Palo Alto County, Iowa on 12.25 Acres M/L.

Property Highlights

- Four 2,000 pig space finishers with outer dimensions of 51' x 318'.
- Originally built in 1998 & 1999. Extensive remodel in 2016 & 2018 to extend the useful life.
 - Upgrades in 2016 in 1998 finishers: Feeders, Gating, Water Cups, and other various items.**
 - Upgrades in 2018 in 1999 finishers: Feeders, Gating, Water Cups, and other various items.**
- Pig producer contract available to approved buyer for **7 years** with upgrades that meet the producer specifications. This includes, but not limited to: Enclosed walkway and load outs with Danish bench entry, room controller upgrade, & various ventilation items. Ask agent for details and estimated costs.
- Office added in 2016 includes a bathroom, shower, and washer/dryer.
- Manure Agreements to surrounding landowners.

Well-maintained site with solid pig producer contract offering. 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

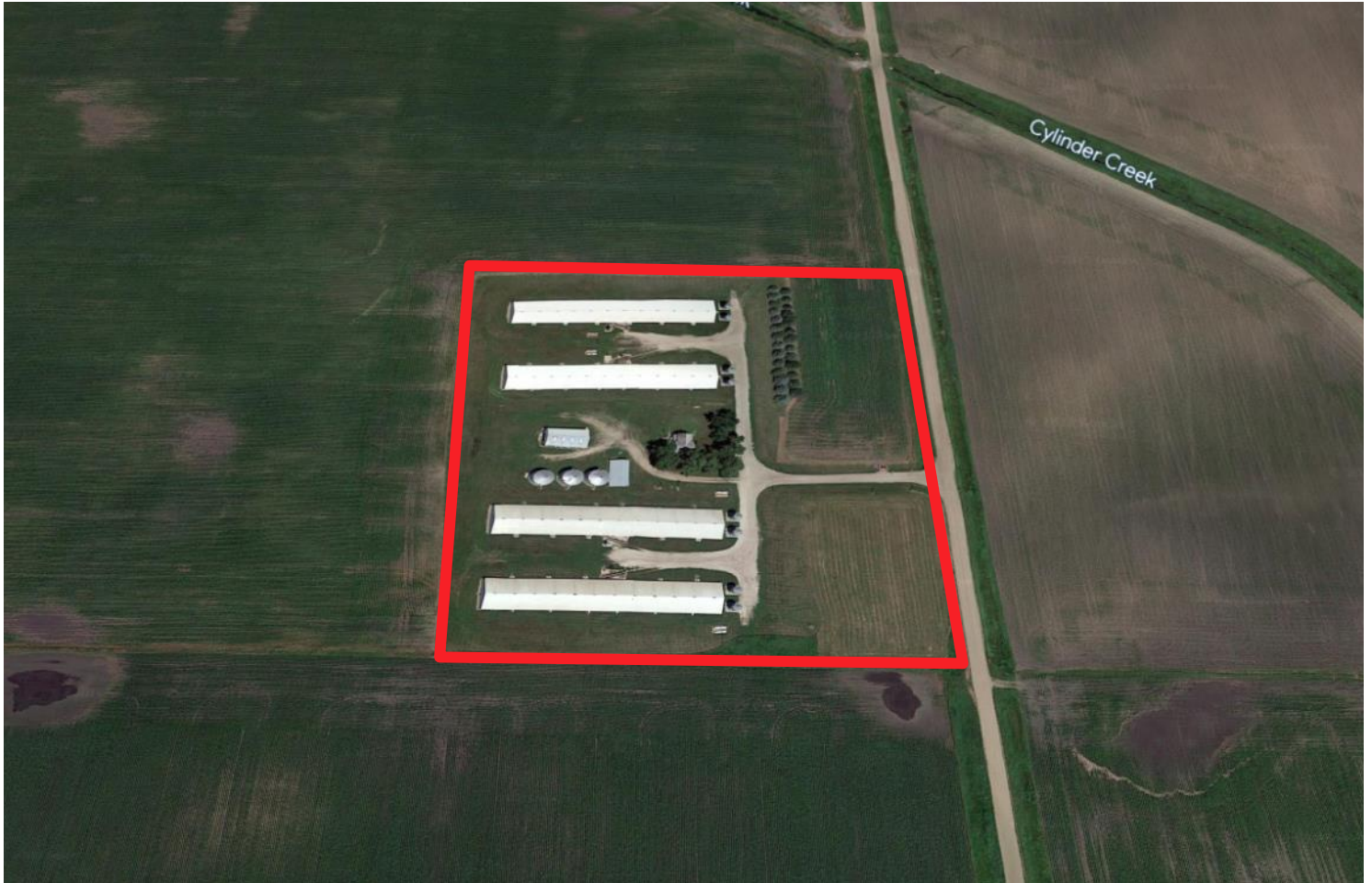
Dale Kenne
Licensed in IA
515-368-1313
dale@growthland.com

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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Palo Alto County Site

12.25 Acres M/L



Site Upgrades

Two Barns—2016 NEW Gating, Feeders & Water Cups

Two Barns—2018 NEW Gating, Feeders & Water Cups

Office added in 2016: Shower, bathroom, laundry, etc.

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Site Overview

Building Type:	Finish Building 1		Finish Building 2		Finish Building 3		Finish Building 4	
Year Built:	1998 - Remodel 2016		1998 - Remodel 2016		1999 - Remodel 2018		1999 - Remodel 2018	
Size:	51' x 318'		51' x 318'		51' x 318'		51' x 318'	
Number of Rooms:	2		2		2		2	
Pig Spaces:	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Interior Room Dimensions:	50' x 154' ID	50' x 154' ID	50' x 154' ID	50' x 154' ID	50' x 154' ID	50' x 154' ID	50' x 154' ID	50' x 154' ID
Pens per Room:	(28) 9'11"x23'6" & (4) 7'2"x23'6" Pens	(28) 9'11"x23'6" & (4) 7'2"x23'6" Pens	(28) 9'11"x23'6" & (4) 7'2"x23'6" Pens	(28) 9'11"x23'6" & (4) 7'2"x23'6" Pens	(28) 10'1"x23'6" & (4) 6'11"x23'6" Pens	(28) 10'1"x23'6" & (4) 6'11"x23'6" Pens	(28) 10'1"x23'6" & (4) 6'11"x23'6" Pens	(28) 10'1"x23'6" & (4) 6'11"x23'6" Pens
Work Room	Center 8' x 27' LO & 8' x 23' WR		Center 8' x 27' LO & 8' x 23' WR		Center 8' x 27' LO & 8' x 23' WR		Center 8' x 27' LO & 8' x 23' WR	
Pit Depth:	8'	8'	8'	8'	8'	8'	8'	8'
Ventilation:	Power - Natural	Power - Natural	Power - Natural	Power - Natural	Power - Natural	Power - Natural	Power - Natural	Power - Natural
Ventilation Controller:	Ventra Pro	Ventra Pro	Ventra Pro	Ventra Pro	Ventra Pro	Ventra Pro	Ventra Pro	Ventra Pro
Emergency System(s):	Site Alarm and Curtain Drops		Site Alarm and Curtain Drops		Site Alarm and Curtain Drops		Site Alarm and Curtain Drops	
Ceiling:	Painted Steel	Painted Steel	Painted Steel	Painted Steel	Painted Steel	Painted Steel	Painted Steel	Painted Steel
Flooring:	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 300 Flex TO TT	Model 300 Flex TO TT	Model 300 Flex TO TT	Model 300 Flex TO TT	Model 300 Flex TO TT	Model 300 Flex TO TT	Model 300 Flex TO TT	Model 300 Flex TO TT
Feeders:	(14)-31"x70" SS WF (2) 34" x 56" SS WF	(14) - 31" x 70" SS WF (2) 34" x 56" SS WF	(14) - 31" x 70" SS WF (2) 34" x 56" SS WF	(14) - 31" x 70" SS WF (2) 34" x 56" SS WF	(16) - 31" x 70" SS WF	(16) - 31" x 70" SS WF	(16) - 31" x 70" SS WF	(16) - 31" x 70" SS WF
Waterers:	Welded SS Cups	Welded SS Cups	Welded SS Cups	Welded SS Cups	Welded SS Cups	Welded SS Cups	Welded SS Cups	Welded SS Cups
Load Out:	Open Attached		Open Attached		Open Attached		Open Attached	
Taxes:	\$1,764.00							
Price:	\$1,600,000.00							
Price/Space:	\$200.00							

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Site Photos



8000 Head Site



Site Office



View from SW



Load out Driveway



Room View



SS Feeder

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Site Photos



Room Controller



Center Building Loadout



Interior



Exterior Sidewall



South Finisher



Site View

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Notes