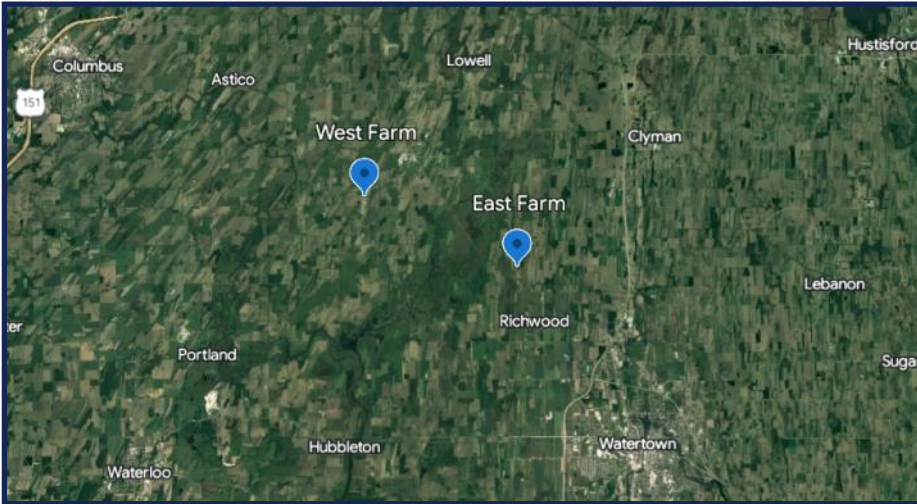


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**3,500 Head Capacity Between Two Units
58 Acres M/L
\$3,850,000; plus Livestock Inventory**

**Sow Farms
For Sale
Dodge County, WI**



Sow Unit Overview	East Unit	West Unit
Gestation Spaces	1,373	1,821
Farrowing Spaces	251	483
Historical Operating Inventory	~1,500	~2,000

Property Highlights

- Great health history!! No PRRS at sites in 20 plus years.
- Land base exists for expansion (diligence is required for permitting)
- Combination of gestation stalls and open pens.
- Pig flow of units have been combined due to high health status.
- West site has a 2,000 head unit, 23 tillable acres, updated 3 bedroom dwelling, and a shop built in 2018. **New 390 crate farrowing unit brought into operation in 2021.** East site is a 1,500 head unit.
- Allocation of Ask Price for real estate:
 - Dwelling, Shop, & Tillable Land = \$750,000
 - Sow Units = \$3,100,000; or ~\$885/sow; **estimated newer 390 crate farrowing would cost nearly half the ask price to install new today!!**
- Third sow farm available that a buyer can have first option to purchase.
- **Estimated at 35 % cost of new**, which provides cushion for an upgrade or expansion in the future.

Opportunity to purchase long-term high health units in the Midwest with competitive feed costs. **Take a strong look at the value to your system for converting your sow base into a higher health situation!!**

Listed by Shorewest Realtors, who is working cooperatively with Growthland for advertising and marketing. Please call Ben Isaacson at 319-350-6084 or Dean Schott at 319-631-0050, agents with Growthland for more information.

Contact us:

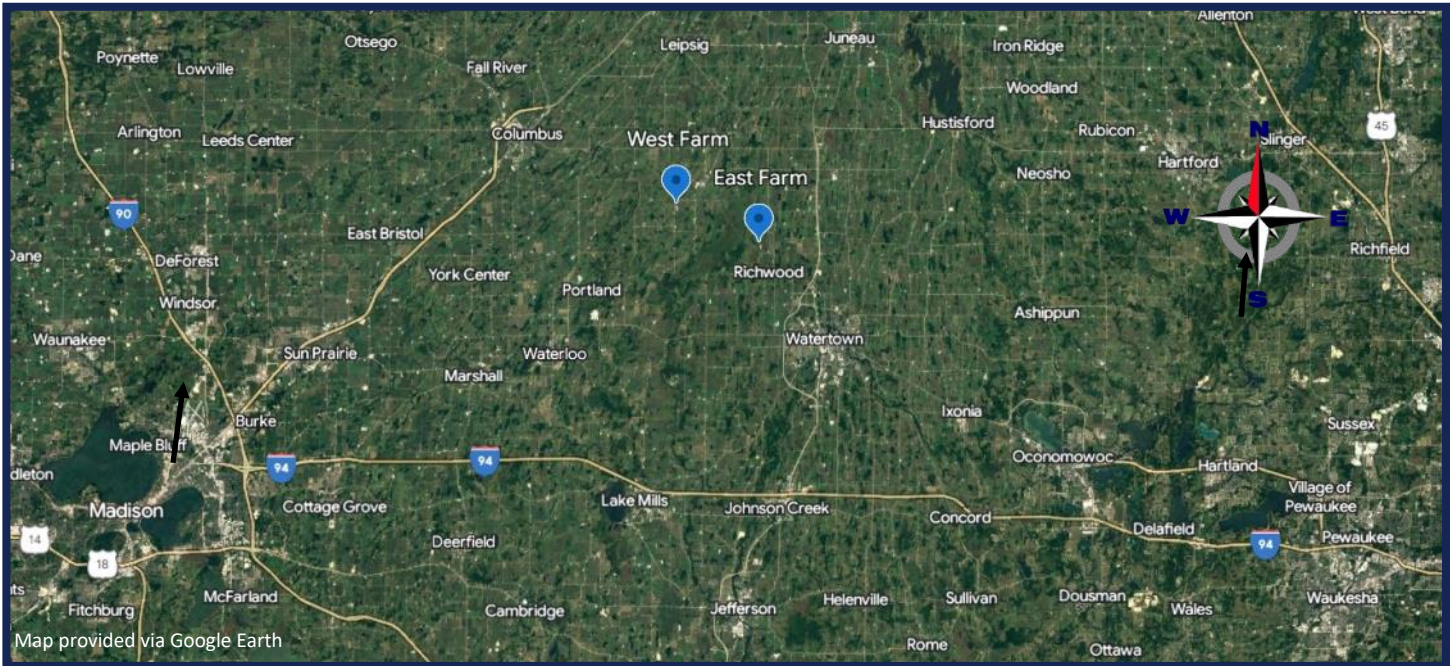
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Location of Property



West Site Aerial



East Site Aerial

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West Sow Farm Site Layout & Overview



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West Site Overview											
Building Type:	Gestation							Farrowing			
Number:	Gestation 1	Gestation 2	Gestation 3	Gestation 5	Gestation 6	Gestation 7 (Crates)	Gestation 7 (Pens)	1	2	3	4
Building Dimen- sions	40' x 140'	36' x 65'	28' x 64'	55' x 136'	40' x 150'	48' x 425'		48' x 65'	45' x 116'	75' x 180'	75' x 154'
Number of Rooms:	1 Room/ Barn	1 Room/ Barn	1 Room/ Barn	1 /Room	1 /Room	1 /Room		2 Rooms/ Barn	4 Rooms/ Barn	1 Room/ Barn	1 Room/ Barn
Crates/ Pens per Room:	8 Pens (3,101 Sq/Ft)	90 Crates	59 Crates	331 Crates	300 Crates	356 Crates	11 Pens (8,805 Sq/Ft.)	22/23 Crates	12 Crates/ Room	234 Crates	156 Crates
Pit Depth:	2'	2' Scraper	2' Scraper	3'	4'	4'		2'	2'	4'	4'
Ventila- tion:	Power Ventilation	Power Ventilation	Power Ventilation	Natural/ Curtain	Natural/ Curtain	Natural/Curtain		Power Ventilation	Power Ventilation	Cross Ven- tilation	Cross Ven- tilation
Ventila- tion Con- troller:	Phason SEC-HD	Airstream	Airstream	Individual Thermo- stats	Individual Thermo- stats	Individual Thermostat		Individual Thermo- stats	Individual Thermo- stats	Varifan ECS-5M	Varifan ECS-5M
Ceiling:	Wood	White Steel	White Steel	Open Truss	Open Truss	White Steel		White Steel	White Steel	Plastic Dura-Tuff	Plastic Dura-Tuff
Flooring:	Partial Slats	Full Slats	Full Slats	Partial Slats	Partial Slats	Full Slats		Cast/ Plastic	Cast/ Plastic Tribar	Tribar	Tribar
Feed Sys- tem:	300 Flex	300 Flex	300 Flex	300 Flex	300 Flex	300 Flex		Hand-Fed	Hand-Fed	Hand-Fed	Hand-Fed
Feeders:	Choretime	Choretime	Choretime	Hog Slat	Hog Slat	Hog Slat		Stainless Feeders	Stainless Feeders	Stainless Feeders	Stainless Feeders
Waterers:	Nipple	Nipple	Nipple	SS Trough	SS Trough	SS Trough		Nipple	Nipple	Nipple	Nipple
Load Out:	Enclosed/Attached										
Office:	Located in Shop: Office, Breakroom, Changing area and Laundry										

Dwelling: Approximately 4,000 finished square feet between first and second floors. Recent updates include the flooring, interior walls, windows, kitchen appliances, among other items. Has three bedrooms, three bathrooms, and an attached three stall garage. In great condition and move-in ready.

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West Unit Photos



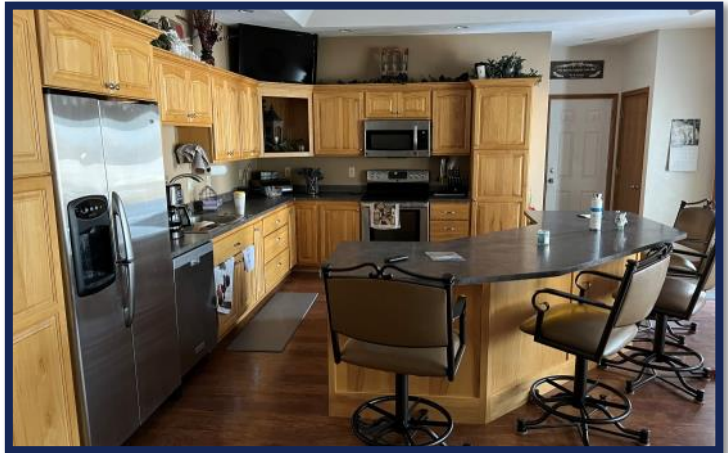
View from North



Entrance



Dwelling



Interior of Dwelling



Shop added in 2018



Interior of Shop

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Photos



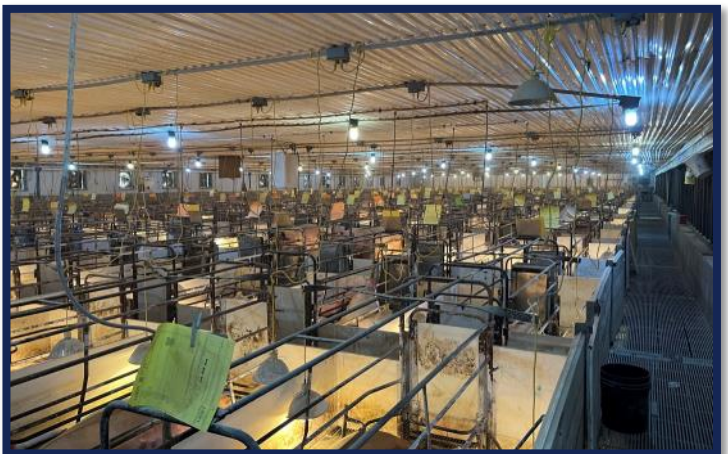
Exterior of Swine Facilities



Pen Gestation



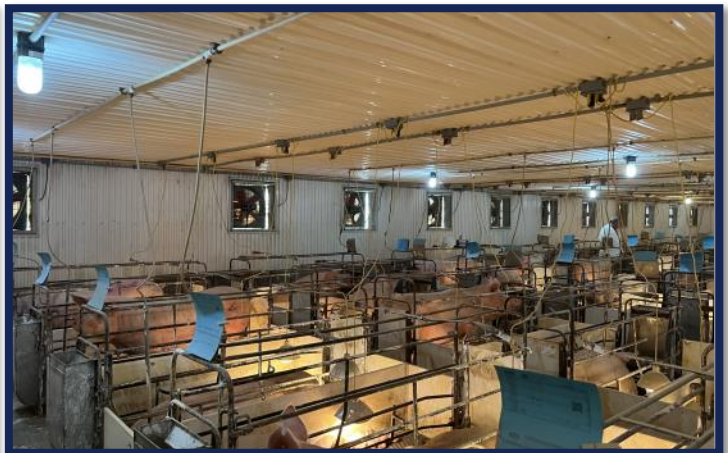
Stall Gestation



Farrowing - Added in 2020/2021



Stall Gestation



Farrowing - Added in 2020/2021

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East Sow Farm Site Layout & Overview



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East Site Overview

Building Type:	Gestation				Farrowing				
Number:	1	6	7	8	2	3	4	5	10
Dimensions:	45' x 200'	36' x 60'	36' x 200'	40' x 304'	34' x 145'	30' x 34'	18' x 62'	20' x 100'	46' x 242'
Number of Rooms:	1 Room/ Barn	2 Rooms/ Barn	2 Rooms/ Barn	2 Rooms/ Barn	4 Rooms/ Barn	1 Room/ Barn	1 Room/ Barn	2 Rooms/ Barn	1 Room/ Barn
Pens per Room:	400 Gestation Crates	84 & 87 Gestation Crates	16 Pens (4,741 Total Sq/Ft)	20 Pens (9,715 Total Sq/Ft)	(2) 12 Crates (2) 13 Crates	14 Crates	20 Crates	20 Crates/ Room	127 Crates
Pit Depth:	2'	2'	2'	2'	2'	2'	2'	2'	2'
Ventilation:	Power Ventilation	Power Ventilation	Natural	Natural	Power Ventilation	Power Ventilation	Power Ventilation	Power Ventilation	Power Ventilation
Ventilation Controller:	Individual Thermostats	Individual Thermostats	Individual Thermostats	Individual Thermostats	Individual Thermostats	Individual Thermostats	Individual Thermostats	Individual Thermostats	Individual Thermostats
Emergency System(s):	Stationary Generator								
Ceiling:	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum
Flooring:	Full Slats	Full Slats	Full Slats	Full Slats	Wire Decking	Wire Decking	Tribar	Tribar	Tribar
Feed System:	Flex 300	Flex 300	Flex 300	Flex 300	Hand-Fed	Hand-Fed	Hand-Fed	Hand-Fed	Hand-Fed
Feeders:	Chore - Time	Chore - Time	Chore - Time	Chore - Time	Stainless Steel	Stainless Steel	Stainless Steel	Stainless Steel	Stainless Steel
Waterers:	SS Trough	SS Trough	SS Trough	SS Trough	Nipple	Nipple	Nipple	Nipple	Nipple
Load Out:	Enclosed Attached								
Office:	Showers & Break Room								

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Photos



View of Property from South



View from North



Stall Gestation



Typical Farrowing Room



Pen Gestation



Interior of South Farrowing

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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.

Notes