



Mark Uhlik, Broker—(785) 325-2740

Washington County KS. 140 +/- Acres - 8200 Pig spaces

6,200 Finishing spaces

2,000 Nursery spaces

Asking \$2,510,000.00

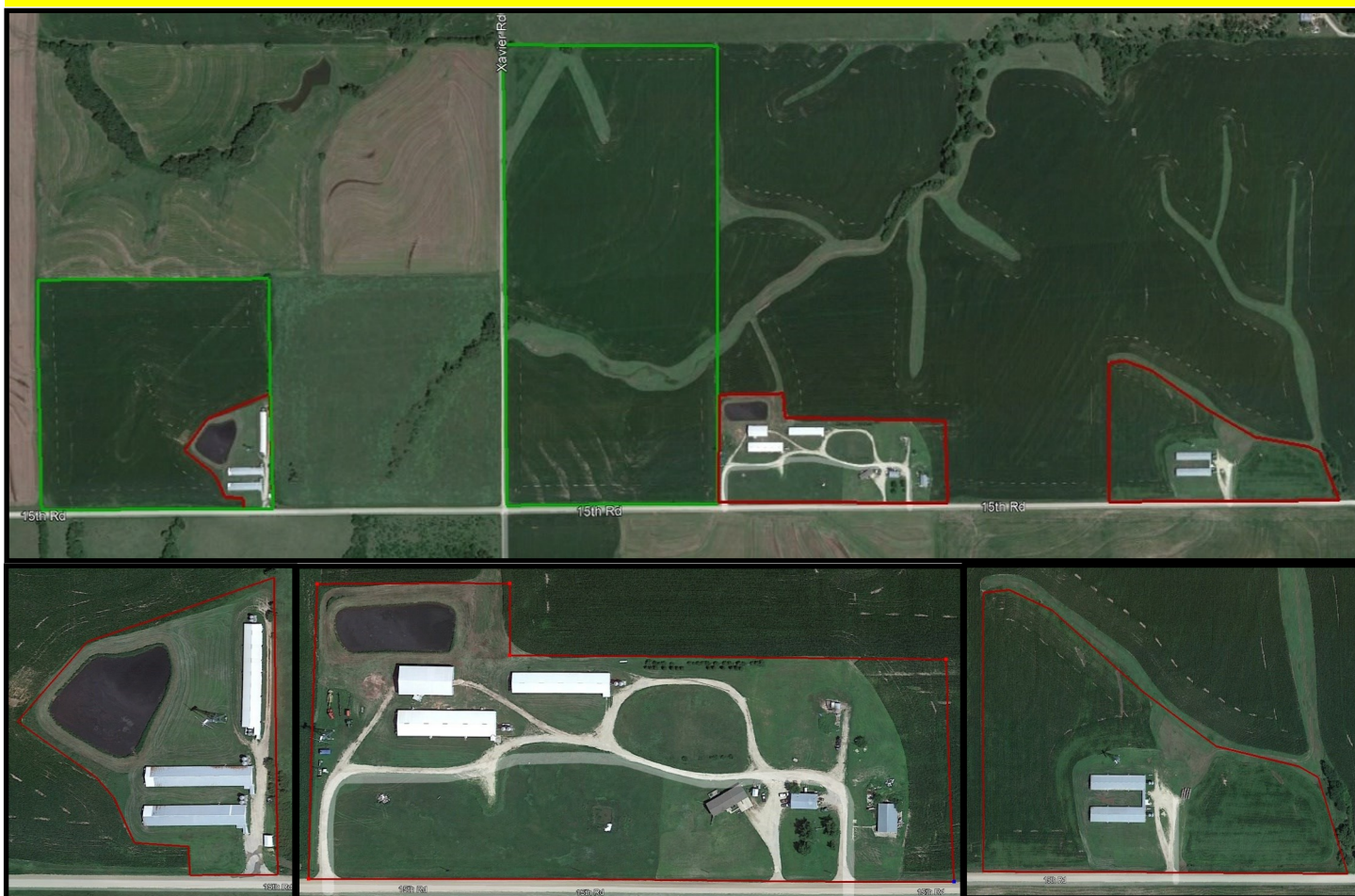
Farmland 140 Acres +/-

2007 3 Bedroom 2 Bath Ranch Home

6,600 Sq. FT. shop and office

Other farm buildings

Lagoon & Pits



Nursery & Finisher

Finishers, Compost, Home, Shop, Storage

Finisher

Brief Legals: W 1/2 SW 1/4 18-3-5, SW 1/4 SE 1/4 13-3-4, A tract of land E 1/2 SW 1/4 18-3-5, A tract in SE 1/4 SW 1/4 & SW 1/4 SE 1/4 18-3-5

Addresses: 2475 15th RD & 2547 15th RD & 2581 15th RD Barnes, KS. 66933

Location: From Greenleaf KS Go north 4 miles to 15th RD. Turn right (east) Go 2 & 1/2 miles east to Nursery and Finisher on North side of the road. Continue along 15th RD to other facilities approximately 1/2 mile.

Agents Notes: These hog facilities are on a good all weather road. The buildings are in good repair and have received ongoing maintenance. The cropland is currently in a corn beans rotation and is primarily Crete Silty Clay Loam.

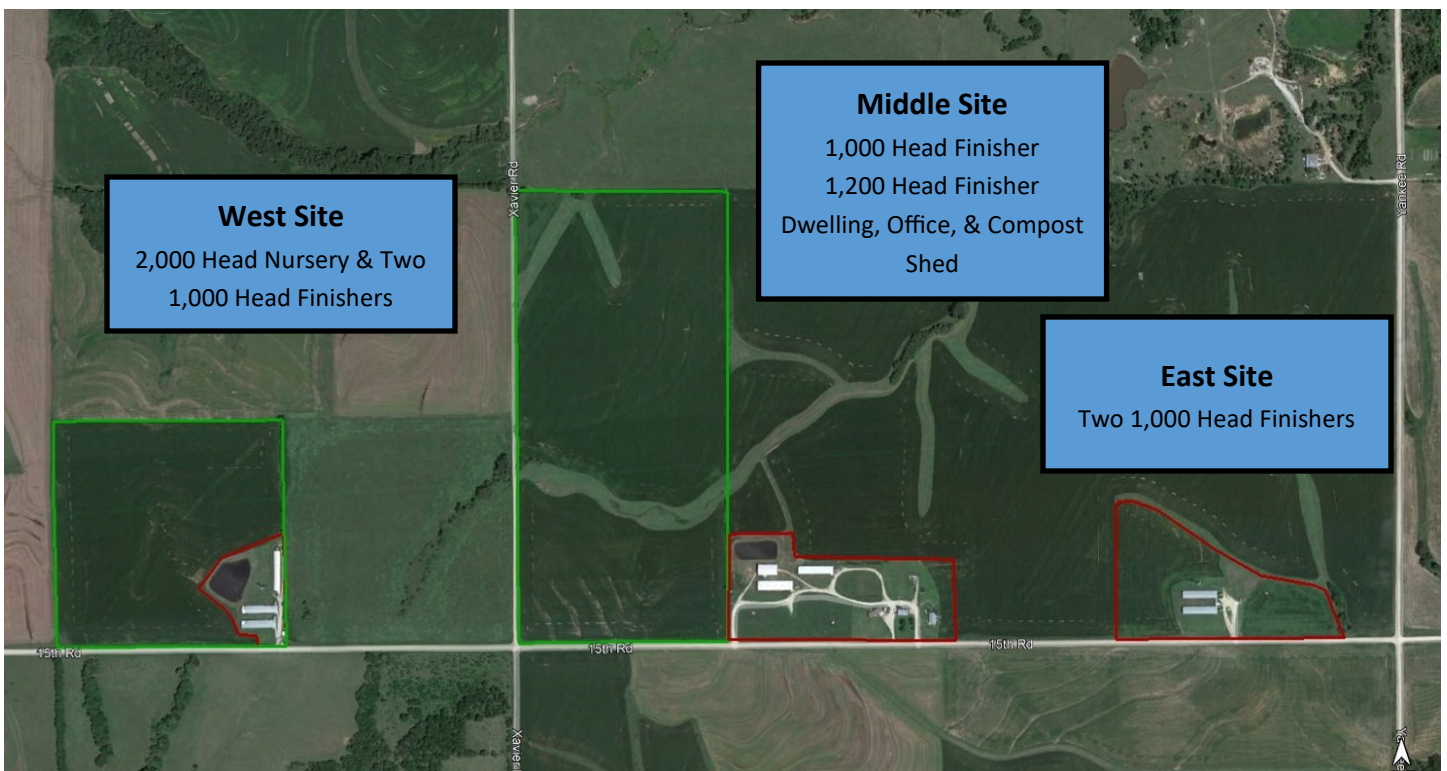
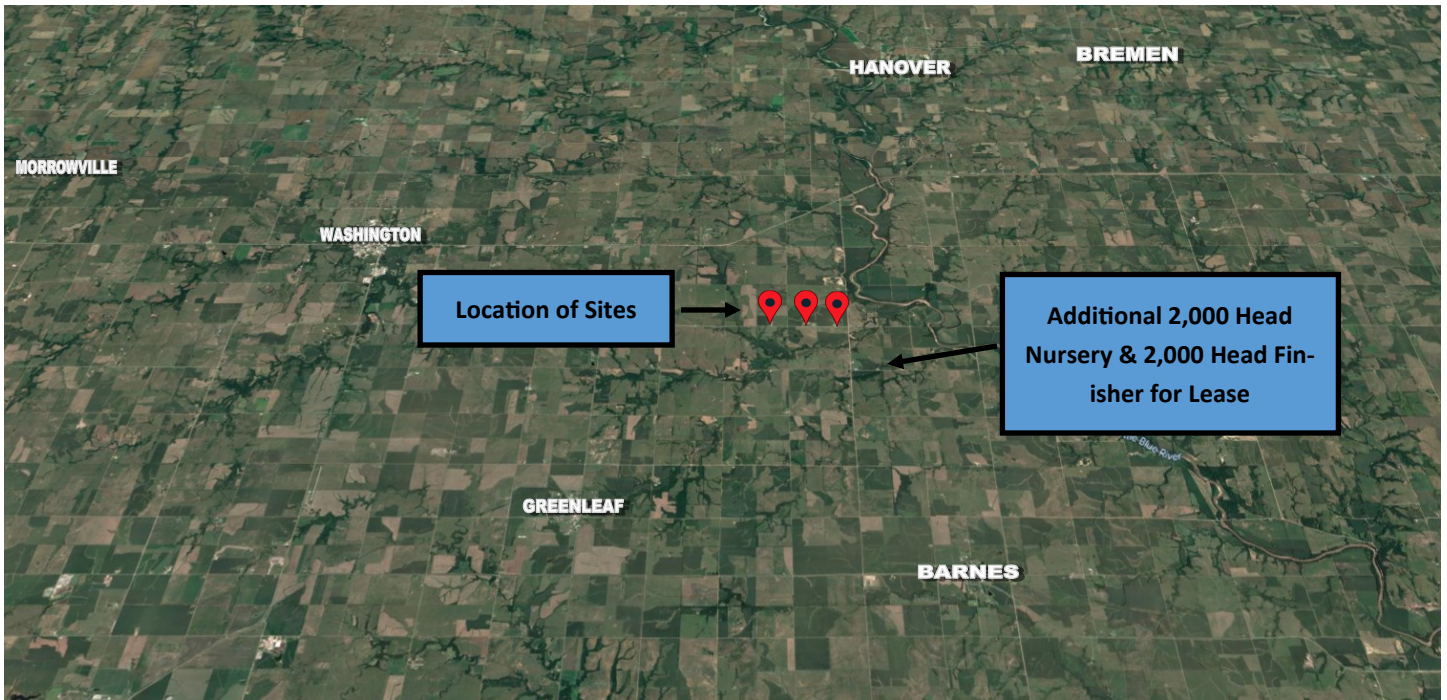
Manure: agreements in place. KS Permit # A-BBWS-H012 Fed Permit # KS0100692

Drawings are close but not deemed accurate. Information has come from reliable sources but cannot be guaranteed.



Mark Uhlik, Broker—(785) 325-2740

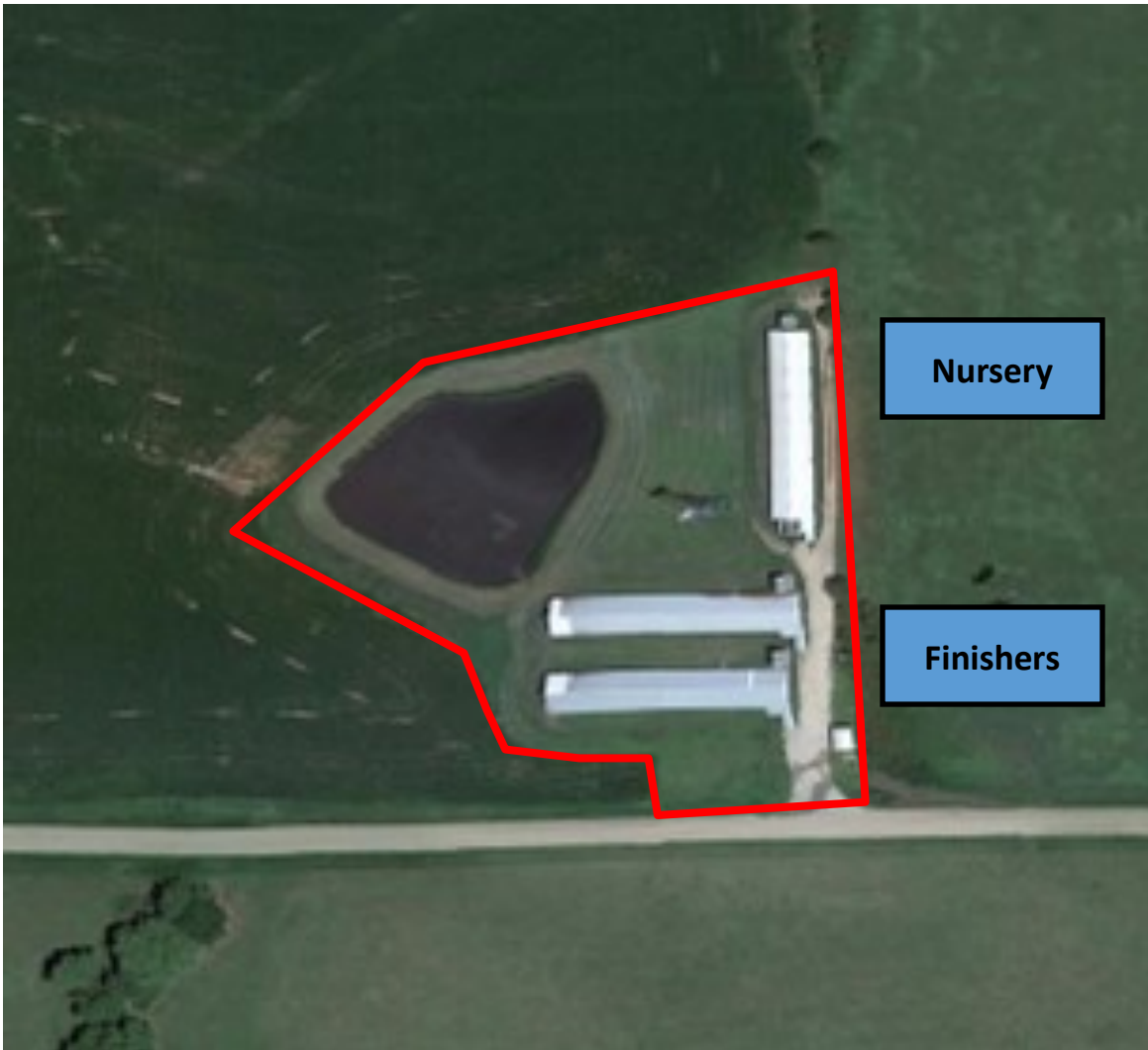
Maps





Mark Uhlik, Broker—(785) 325-2740

West Building Site Aerial





Mark Uhlik, Broker—(785) 325-2740

Site Overview

West Site			
Building Type:	Feeder to Finish		Nursery
Year Built:	1996		2006
Size:	42' x 195'	42' x 195'	26' x 226'
Pig Spaces:	1,000	1,000	2,000
Number of Rooms:	1	1	2
Interior Room Dimensions:	41' x 194'	41' x 194'	25' x 225'
Pens per Room:	Autosort Design w/with Combination of Small Pens & Large Pens		
Pit Depth:	Shallow Pit to Lagoon		4' Deep
Ventilation:	Tunnel		
Ventilation Controller:	EXPERT - VT 110	EXPERT - VT 110	TC-5
Emergency System	Standby Generator/AgriAlert/Powerdrop		
Ceiling:	Aluminum		
Flooring:	Concrete Gang		Plastic Tri-Deck
Feed System:	Model 75/300 Flex TO TT		
Feeders:	Stainless Steel Dry & Wet-Dry Tube		Stainless Steel Dry
Waterers:	Stainless Steel Cups in Autosort System		Stainless Steel Cup
Load Out:	Attached Dock Loadout		
Office/WR:	Attached Office/Workroom		

Water—Provided from Wells on Middle site.



Mark Uhlik, Broker—(785) 325-2740

West Site Photos



View of Site from the West



View of Site from the North



Interior of Nursery



Interior of Nursery



Interior of Finisher

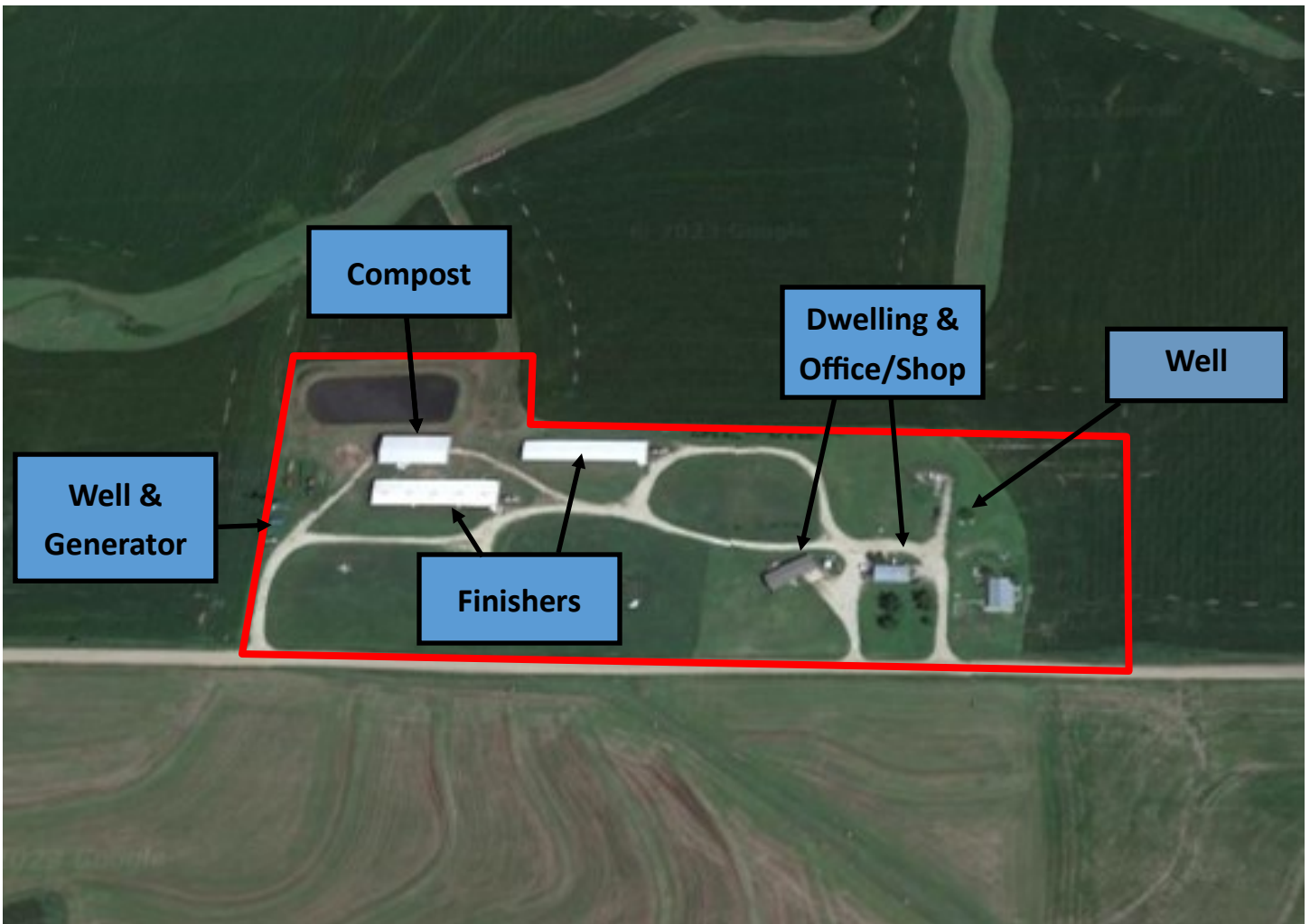


Sort Scale in Finisher



Mark Uhlik, Broker—(785) 325-2740

Middle Site Aerial





Mark Uhlik, Broker—(785) 325-2740

Site Overview

Middle Site		
Building Type:	Feeder to Finish	
Year Built:	2002	2009
Size:	42' x 204'	51' x 200'
Pig Spaces:	1,000	1,200
Number of Rooms:	1	1
Interior Room Dimensions:	41' x 203'	50' x 199'
Pens per Room:	Autosort Design with Combination of Small Pens & Large Pens	
Pit Depth:	4' Pit to Lagoon	8' pit
Ventilation:	Tunnel	
Ventilation Controller:	EXPERT - VT 110	EXPERT - VT 110
Emergency System(s):	Standby Generator/BarnTalk/Powerdrop	
Ceiling:	Aluminum	
Flooring:	Concrete Gang	
Feed System:	Model 75/300 Flex TO TT	
Feeders:	Stainless Steel Dry	Stainless Steel Tube Feeders
Waterers:	Stainless Steel Cups in Autosort System	
Load Out:	Attached Dock Loadout	
Office/WR:	Attached Office/Workroom	



Mark Uhlik, Broker—(785) 325-2740

Middle Site Photos



View of Site from West



View of Finishers & Compost Shed



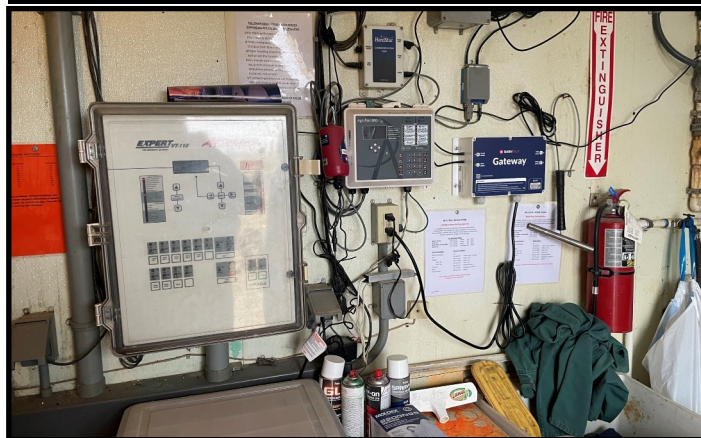
View of Site from East



Interior of Finisher Built in 2002



Interior of Finisher Built in 2002



Ventilation Controller & Alarm System



Mark Uhlik, Broker—(785) 325-2740

Middle Site Photos



Interior of Finisher Built in 2009



Interior of Finisher Built in 2009



Kitchen & Dining



Master Bedroom



Living Room

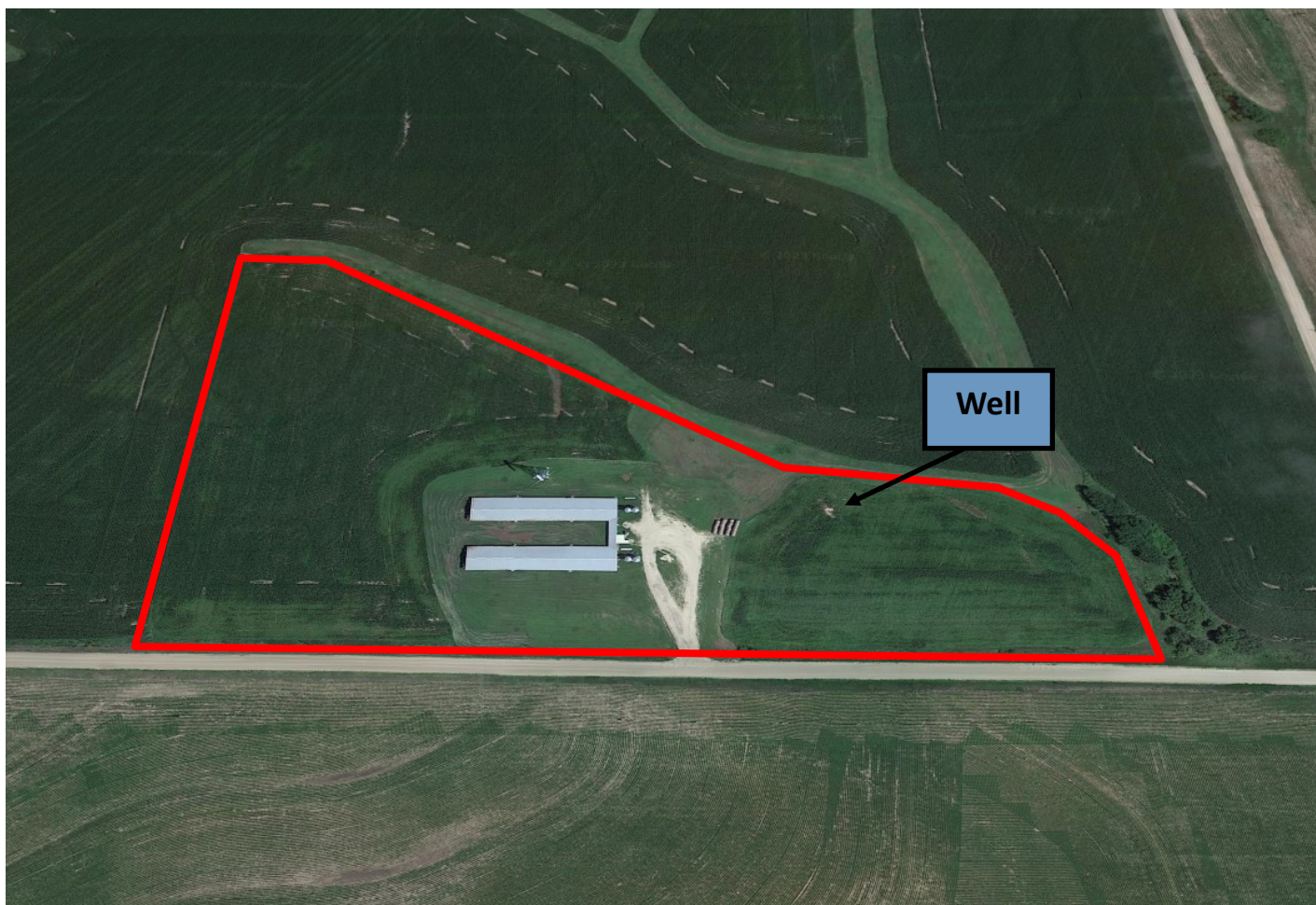


Interior of Shop



Mark Uhlik, Broker—(785) 325-2740

East Site Aerial





Mark Uhlik, Broker—(785) 325-2740

Site Overview

East Site		
Building Type:	Feeder to Finish	
Year Built:	2005	
Size:	41' x 200'	41' x 200'
Pig Spaces:	1,000	1,000
Number of Rooms:	1	1
Interior Room Dimensions:	40' x 199'	40' x 199'
Pens per Room:	Autosort Design with Combination of Small Pens & Large Pens	
Pit Depth:	4' Pit	
Ventilation:	Tunnel	
Ventilation Controller:	EXPERT - VT 110	EXPERT - VT 110
Emergency System(s):	Manual PTO Gen Switch/AGRI Alert/Powerdrop	
Ceiling:	White Steel	
Flooring:	Concrete Gang	
Feed System:	Model 75/300 Flex TO TT	
Feeders:	Combination of Wet-Dry Tube and Stainless Steel Dry in Food Court Design for Autosort System	
Waterers:	Stainless Steel Cups in Autosort System	
Load Out:	Attached Dock Loadout	
Office/WR:	Center Office/Workroom/Loadout	



Mark Uhlik, Broker—(785) 325-2740

East Site Photos



View of Site from the Southeast



View of Site from the Southwest



Interior of Finishers



Interior of Finishers



Inlet Design



Sort Scale