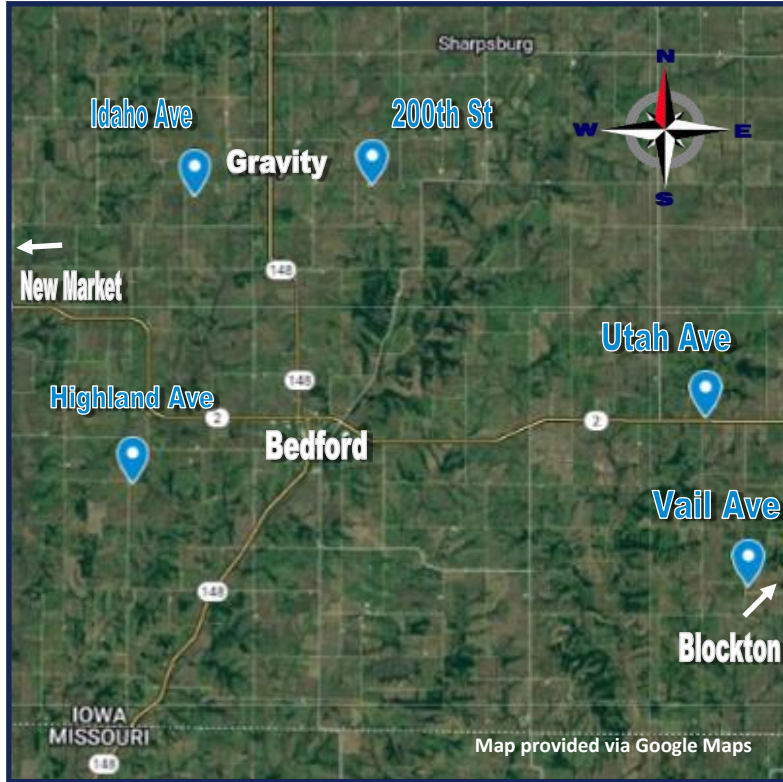


# Growthland



## Finisher Sites For Sale - Triple-Net Lease Investment Opportunity Taylor County, IA

### Investment Overview

- Five hog finishing sites, total of 16,480 pig spaces; three 3,840 pig space finishers built in 1998/1999 & two 2,480 pig space finishers built in 2013
- Contract in place with an established, well positioned pig producer.
- Pig producer provides the labor, electric, propane, and routine maintenance.
- Barn owner responsible for taxes, insurance, rural water, major repairs, and larger capital improvement items.
- 6.5 years remaining on contract. An extensive remodel is in process to add three more years, for 9.5 years total. Approved buyer to assume contract and in-process remodel expenses.
- **Price Reduced to \$3,050,000; or ~\$185/space. Estimated cost of Remodel is \$1,356,000; or ~\$82/space. All in cost of ~\$267/space**

### Property Highlights

Opportunity to purchase existing sites with a **long-term contract with a desirable counterparty that provides a labor solution with limited exposure to inflationary costs (labor, electric & propane).**

#### Highlights:

1. Due to recent insurance claim, site at Idaho Avenue had all four finisher roofs replaced & one finisher rebuilt from concrete up (side-walls, ceilings, roofs, feed systems, feeders, gating, water cups, etc.)
2. Remodel will reduce the “effective age” of the units that will limit capital improvement expenses for the foreseeable future. Partial slat replacement of three older sites per slat inspection completed by a third party.
3. Manure agreements to surrounding landowners.
4. Contract, remodel expenses, and financial projections available upon a signed confidentiality agreement.
5. Nine plus year contract available upon remodel completion. Buyer to assume contract and in-process remodel expenses.
6. **After completion of extensive remodel, estimated to be priced at 70 % cost of a new facility.**

**Contact one of our agents for more information or to setup a showing!!**

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## Remodel Summary

Site	Spaces	Year	Remodel: Estimates available to prospects for review.
Highland Ave	2,480	2013	Generator & Alarm
Utah Ave	2,480	2013	Generator & Alarm
Idaho Ave*	3,840	1999	Gating, Feeders, Fans, Curtains, Generator, Actuated Inlets, Ridge Vents, Alarm System, & Partial Slat Replacement NOTE: Recent Insurance Claim updated following items: Roofs for all four finishers & one finisher rebuilt from concrete up (side-walls, ceilings, roofs, feed systems, feeders, gating, water cups, etc.)
200th St	3,840	1998	Gating, Feeders, Fans, Curtains, Generator, Alarm System, & Partial Slat Replacement
Vail Ave	3,840	1998	Gating, Feeders, Fans, Curtains, Generator, Actuated Inlets, Ridge Vents, Alarm System, Load Chutes & Slats (as needed)



Highland



Utah



200th St



Idaho



Vail

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## Aerial Map Highland Ave



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# Growthland

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## Highland Ave

Site Overview		
Building Type:	Wean Finish	
Year Built:	2013	
Size:	101' x 201'	
Pig Spaces:	1,240	1,240
Number of Rooms:	2	
Interior Room Dimensions:	50' x 200'	50' x 200'
Pens per Room:	(10) 20' x 47' with PreSort Layout	(10) 20' x 47' with PreSort Layout
Office/WR:	14'x20' /Attached Office/Workroom/LO	
Pit Depth:	8' Pit	8' Pit
Ventilation:	Power - Tunnel	Power - Tunnel
Ventilation Controller:	EXPERT SERIES 2	EXPERT SERIES 2
Emergency System(s):	Manual PTO Gen Switch/AGRI Alert/Powerdrop	
Ceiling:	Aluminum	Aluminum
Flooring:	Concrete Gang	Concrete Gang
Feed System:	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT
Feeders:	(20) 60" SS WF Fdrs (20) 36" SS Nursery Fdrs	(20) 60" SS WF Fdrs
Waterers:	(70) SS Cups (10) Nipple Bars	(70) SS Cups
Load Out:	Attached Dock Loadout	
Taxes:	\$1,664.00	



# Growthland

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## Photos



**Highland Ave Site**



**Entrance & Load Out**



**Room Controllers**



**Room View**

# Growthland

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## Photos



**Actuated Inlet**



**Room Brooder Controls**



**Room View**



**Tunnel Fan End**



# Growthland

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## Aerial Map Utah Ave



# Growthland

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## Utah Ave

Site Overview		
Building Type:	Wean Finish	
Year Built:	2013	
Size:	101' x 201'	
Pig Spaces:	1,240	1,240
Number of Rooms:	2	
Interior Room Dimensions:	50' x 200'	50' x 200'
Pens per Room:	(10) 20' x 47' with PreSort Layout	(10) 20' x 47' with PreSort Layout
Office/WR:	14'x20' /Attached Office/Workroom/LO	
Pit Depth:	8' Pit	8' Pit
Ventilation:	Power - Tunnel	Power - Tunnel
Ventilation Controller:	EXPERT SERIES 2	EXPERT SERIES 2
Emergency System(s):	Manual PTO Gen Switch/AGRI Alert/Powerdrop	
Ceiling:	Aluminum	Aluminum
Flooring:	Concrete Gang	Concrete Gang
Feed System:	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT
Feeders:	(20) 60" SS WF Fdrs (20) 36" SS Nursery Fdrs	(20) 60" SS WF Fdrs
Waterers:	(70) SS Cups (10) Nipple Bars	(70) SS Cups
Load Out:	Attached Dock Loadout	
Taxes:	\$1,554.00	



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## Photos



**Utah Ave Site**



**Entrance**



**Load Out**



**Room Brooder Controls**

# Growthland

## Photos



**Room View**



**Room Controllers**



**Center Aisle**



**Fan End Wall**



# Growthland

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## Aerial Map Idaho Ave





# Growthland

## Idaho Ave

Site Overview				
Building Type:	FF 1			
Year Built:	1999			
Size:	41' x 193'			
Pig Spaces:	960	960	960	960
Number of Rooms:	1			
Interior Room Dimensions:	40' x 192'	40' x 192'	40' x 192'	40' x 192'
Pens per Room:	(20) -19'2" x 18'10"	(20) -19'2" x 18'10"	(20) -19'2" x 18'10"	(20) -19'2" x 18'10"
Office/WR:	Site has 12' x 20' Office/Storage/WR			
Pit Depth:	8' Pit	8' Pit	8' Pit	8' Pit
Ventilation:	Power - Tunnel	Power - Tunnel	Power - Tunnel	Power - Tunnel
Ventilation Controller:	Phason SUPRA	Phason SUPRA	Phason SUPRA	Phason SUPRA
Emergency System(s):	Sensaphone/PowerDrops/Manual Generator Switch			
Ceiling:	White Steel w/AgTuff	White Steel w/AgTuff	White Steel w/AgTuff	White Steel w/AgTuff
Flooring:	Concrete Gang	Concrete Gang	Concrete Gang	Concrete Gang
Feed System:	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT
Feeders:	20 - 28" 2 Hole SS WD	20 - 28" 2 Hole SS WD	20 - 28" 2 Hole SS WD	20 - 28" 2 Hole SS WD
Waterers:	40 - SS Cups	40 - SS Cups	40 - SS Cups	40 - SS Cups
Load Out:	Outside Chutes with Walkways			
Taxes:	\$1,154.00			

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## Photos - Insurance Claim Items



**New Feeders, Gates, Feed Lines, & Water Cups**



**New Exterior, Fans, & Roof**



**New Ceiling Inlet & Ceiling**



**New Curtains & Roof**



# Growthland

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## Photos



**Idaho Ave Site**



**Site Office & Work room**



**Room View**



**Room Controller**



# Growthland

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## Aerial Map 200th St



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# Growthland

## 200th St

Site Overview				
Building Type:	FF 1			
Year Built:	1998			
Size:	41' x 193'			
Pig Spaces:	960	960	960	960
Number of Rooms:	1			
Interior Room Dimensions:	40' x 192'	40' x 192'	40' x 192'	40' x 192'
Pens per Room:	(20) -19'2" x 18'10"	(20) -19'2" x 18'10"	(20) -19'2" x 18'10"	(20) -19'2" x 18'10"
Office/WR:	Site has 12' x 20' Office/Storage/WR			
Pit Depth:	8' Pit	8' Pit	8' Pit	8' Pit
Ventilation:	Power - Tunnel	Power - Tunnel	Power - Tunnel	Power - Tunnel
Ventilation Controller:	Phason SUPRA	Phason SUPRA	Phason SUPRA	Phason SUPRA
Emergency System(s):	Sensaphone/PowerDrops/Manual Generator Switch			
Ceiling:	White Steel w/AgTuff	White Steel w/AgTuff	White Steel w/AgTuff	White Steel w/AgTuff
Flooring:	Concrete Gang	Concrete Gang	Concrete Gang	Concrete Gang
Feed System:	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT
Feeders:	20 - 28" 2 Hole SS WD	20 - 28" 2 Hole SS WD	20 - 28" 2 Hole SS WD	20 - 28" 2 Hole SS WD
Waterers:	40 - SS Cups	40 - SS Cups	40 - SS Cups	40 - SS Cups
Load Out:	Outside Chutes with Walkways			
Taxes:	\$1,256.00			

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## Photos



**200th St Site**



**Tunnel Curtain & Load Out**



**Room View**



**Room Controller**



# Growthland

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## Photos



**Room View**



**End View**



**Exterior Side Curtain**



**Fan Endwall**

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## Aerial Map Vail Ave



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## Vail Ave

Site Overview				
Building Type:	FF 1			
Year Built:	1998			
Size:	41' x 193'			
Pig Spaces:	960	960	960	960
Number of Rooms:	1			
Interior Room Dimensions:	40' x 192'	40' x 192'	40' x 192'	40' x 192'
Pens per Room:	(20) -19'2" x 18'10"	(20) -19'2" x 18'10"	(20) -19'2" x 18'10"	(20) -19'2" x 18'10"
Office/WR:	Site has 12' x 20' Office/Storage/WR			
Pit Depth:	8' Pit	8' Pit	8' Pit	8' Pit
Ventilation:	Power - Tunnel	Power - Tunnel	Power - Tunnel	Power - Tunnel
Ventilation Controller:	Phason SUPRA	Phason SUPRA	Phason SUPRA	Phason SUPRA
Emergency System(s):	Sensaphone/PowerDrops/Manual Generator Switch			
Ceiling:	White Steel w/AgTuff	White Steel w/AgTuff	White Steel w/AgTuff	White Steel w/AgTuff
Flooring:	Concrete Gang	Concrete Gang	Concrete Gang	Concrete Gang
Feed System:	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT
Feeders:	20 - 28" 2 Hole SS WD	20 - 28" 2 Hole SS WD	20 - 28" 2 Hole SS WD	20 - 28" 2 Hole SS WD
Waterers:	40 - SS Cups	40 - SS Cups	40 - SS Cups	40 - SS Cups
Load Out:	Portable Chutes			
Taxes:	\$1,238.00			

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## Photos



**Vail Ave Site**



**Site View**



**Room View**



**m Controller**

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## Photos



**Site Office**



**Room View**



**Feed Tanks**



**Fan End Wall**

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## Notes