

Growthland

4,800 Pig Spaces
4.11 A M/L
\$1,248,000 or \$260/Space

Wean to Finish
Buchanan County, IA



Growthland is offering for sale a wean to finish site in Buchanan County, Iowa. Consists of two 2,400 head double wide finishers with connecting hallway (outer dimensions 101' x 197' for each building). Site includes an office, restroom, shower and laundry with in floor heat running through the connecting hallway and dock height load chute. Attached garage area for storage and tractor. This site has been well maintained with routine maintenance and improvements.

Highlights:

- Opportunity to own a modern designed 4,800 space site in great condition at a good value compared to a new facility.
- Built in 2008/2009 (stocked in 2009)
- Tunnel Ventilated barns, Wet/Dry Feeders, Pre-sort Pen Design, and Biosecure entry (shower, connecting hallway)
- Site includes stationary generator, well, and tractor that is part of sale. Estimated value of the tractor is \$10,000 to \$12,000.
- Site less than a mile and a half off a hard surface road
- Seller to provide manure agreements on the adjoining land.

Contact us:

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

Dean Schott, Licensed in Iowa
dean@growthland.com
Cell: 319-631-0050

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Aerial Map



**(2) 2400 Head Wean to Finish Double Wide Barns
Power Tunnel Ventilated**

**Center Office and Storage with Connecting Hallway with Dock Height Loadout
Stationary Generator with Automatic Transfer Switch**

The west barn is typically overstocked since it has brooders and nipple bars installed. Once pigs are old enough they are then moved over to the east barn

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.

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Site Overview		
Building Type:	Wean to Finish	
Year Built:	2008/2009	2008/2009
Size:	101' x 197'	101' x 197'
Pig Spaces:	2,400	2,400
Number of Rooms:	2	2
Interior Room Dimensions:	50' x 196'	50' x 196'
Pens per Room:	(11) 16' x 47' 3" (1) 12' x 47' 3"	(11) 16' x 47' 3" (1) 12' x 47' 3"
Office/WR:	14' x 21' Office with Shower, toilet, washer and dryer	
Pit Depth:	8'	8'
Ventilation:	Power Tunnel	Power Tunnel
Ventilation Controller:	Expert VT -110	Expert VT -110
Emergency System(s):	Agri - Alert 800	
Ceiling:	White Steel	White Steel
Flooring:	Concrete Slats	Concrete Slats
Feed System:	Flex Flo 300	Flex Flo 300
Feeders:	(12) 72" Crystal Springs W/D	(12) 72" Crystal Springs W/D
Waterers:	(12) SS Cup Waterers	(12) SS Cup Waterers
Load Out:	Attached 45" x 21'	
Taxes:	\$2,892.00	
Price:	\$1,248,000.00	
Price Per Space:	\$260.00	

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Photos



South East View



North East View



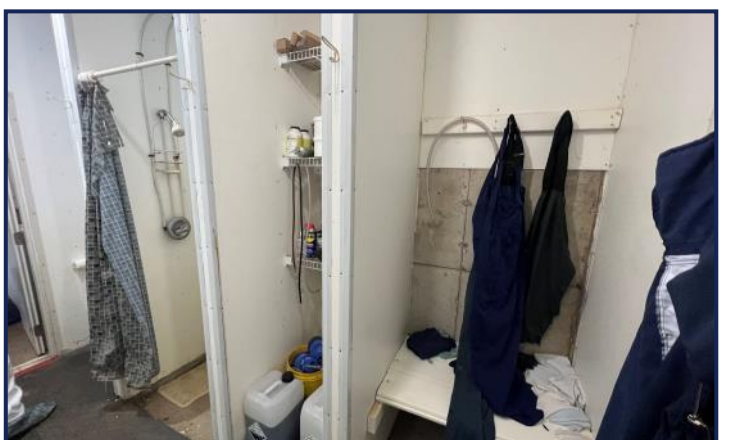
Office/Connecting Hallway



Side View



Stationary Generator



Shower/Office

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Photos



Connecting Hallway



Room Controllers



Interior View



Room View



Pen Design



Storage/Loader Tractor

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Notes