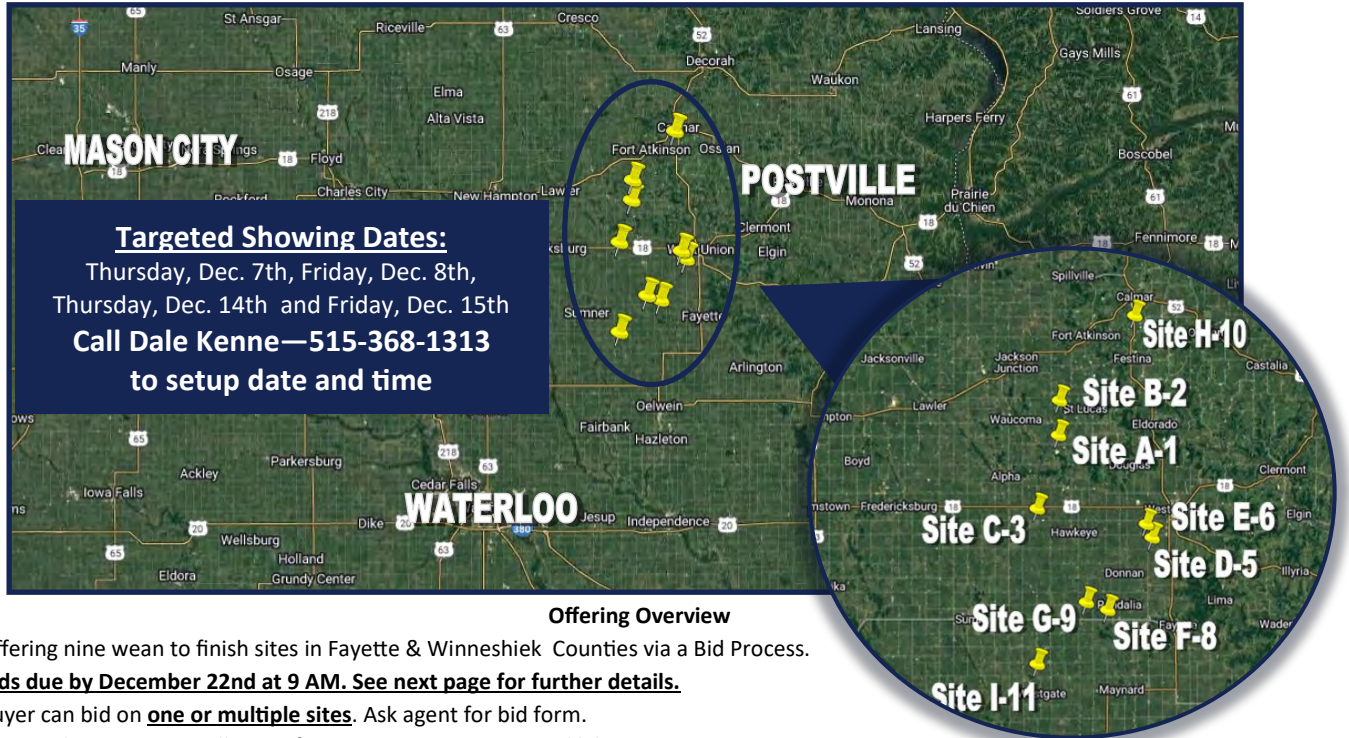


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Appraisals, Management, Brokerage, & Advising

**9 Swine Wean Finish Sites**  
**21,578 Permitted Spaces**  
**Sale Method—Bid Process**  
**Fayette & Winneshiek County, IA**

**Available for Bid**  
**Bids due by December 22nd at 9 AM**  
**Targeted Showing Dates Below**



**Offering Overview**

- Offering nine wean to finish sites in Fayette & Winneshiek Counties via a Bid Process.
- **Bids due by December 22nd at 9 AM. See next page for further details.**
- Buyer can bid on **one or multiple sites**. Ask agent for bid form.
- Sites in close proximity allowing for convenient oversites and labor resourcing.
- **Standard sized finishers** that can meet many pig producers needs.
- Manure management plans and manure agreements available for prospect to review.

Site	Permitted Spaces	# Acres	Year Built	Outer Dimensions	General Description
A-1	2,400	4.0 A M/L	2005	(Two) 41'x250'	Gating replaced 2021, SS Dry Feeders, Power Natural Vent.
B-2	2,400	3.82 A M/L	2006	(Two) 41'x249'	Gating replaced 2021, SS Dry Feeders, Power Natural Vent.
C-3	2,400	4.82 A M/L	2006	(Two) 41'x249'	SS Dry Feeders, Power Natural Vent.
D-5	2,490	3.07 A M/L	2006	(Two) 51' x 188'	Gating in 2019, Wet-Dry Feeders & Water update in 2021
E-6	2,490	3.42 A M/L	2006	(Two) 51' x 188'	Gating replaced in 2019, SS Dry Feeders, Power Natural Vent.
F-8	2,499	3.22 A M/L	2013	(One) 102' x 195'	Double wide, tunnel vent, Solar Panels added 2021
G-9	2,400	3.49 A M/L	2014	(Two) 51' x 200'	SS Dry Feeders, Power Natural Vent.
H-10	2,000	3.69 A M/L	1998	(Two) 41'x201'	Vent. Controller (Maximus) in 2021 & Solar Array in 2017
I-11	2,499	3.69 A M/L	2020	(One) 51'x393'	SS Dry Feeders, Power Natural Vent.

**Contact us:**

5475 Dyer Ave, #141  
 Marion, IA 52302  
 Office: (319) 377-1143  
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 ben@growthland.com  
 Cell: 319-350-6084

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## Bid Process

### Bidding Process:

- Prospects will submit a bid on an **individual site basis by December 22, 2023 at 9 AM.**
- Ask agent for bid form.**

- Accepting property “as-is”, “where-is”
- 5% earnest money with the bid

### Seller Options on an Individual Site Basis:

- Accept one bid
- Determine to negotiate with one bid
- Ask multiple bidders to provide a highest and final offer by **December 22nd, 2023 at 5 PM.**
- Reject all bids and retain ownership

### Terms:

Five percent of the purchase price required from successful bidder. Buyer(s) will sign Real Estate Sales Agreement and must be prepared for cash settlement of the purchase at the time of closing. **Sale must be court approved.**

### Closing:

**Seller has strong desire to close as soon as possible and will evaluate bids accordingly.**

### Conditions:

This sale is subject to all easements, leases and any other restrictions of record. **Buyer(s) have inspected the property and understand they are purchasing the property “as-is, where-is”.** Any expenses post-closing are solely the responsibility of the Buyer(s).

### Agency:

Growthland and their Associates are Agents of the Seller.

## DISCLAIMER

The Seller has supplied the information contained in this Document. Growthland has not audited or otherwise confirmed this information and makes no representations, expressed or implied, as to its accuracy or completeness or the conclusions to be drawn and shall in no way be responsible for the content, accuracy, and truthfulness of such information. Any and all representations shall be made solely by the Seller as set forth in a signed agreement or purchase contract, which agreement or contract shall control the representations and warranties, if any. The marketing information presented in this material is the result of the Seller’s representations and research utilizing sources and materials considered to be reliable and to contain information deemed to be relevant to the Properties but without any guarantees or specific statements or implied warranties. Properties being sold “as-is; where-is”. By requesting this information package, the recipient acknowledges the responsibility to perform a due diligence review prior to any acquisition of in whole or in part and or merger or interest with or of the Seller.

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Site A-1

Aerial Map



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## Site A-1 - 27299 S Ave, Waucoma, IA

Site Overview		
<b>Building Type:</b>	Wean Finish	
<b>Number:</b>	1	2
<b>Dimensions:</b>	41' x 250' OD	41' x 250' OD
<b>Year Built:</b>	2005	
<b>Number of Rooms:</b>	1	1
<b>Room Dimensions</b>	40' x 249' ID	40' x 249' ID
<b>Pig Spaces:</b>	1,200	1,200
<b>Pens per Room:</b>	(40) - 12'6" x 18'9"	(40) - 12'6" x 18'9"
<b>Pit Depth:</b>	8' Deep	8' Deep
<b>Ventilation:</b>	Power Natural	Power Natural
<b>Ventilation Controller:</b>	Phason Supra	Phason Supra
<b>Emergency System(s):</b>	PTO Generator/Alarm/Power Drops	
<b>Ceiling:</b>	White Steel	White Steel
<b>Flooring:</b>	Concrete Slat	Concrete Slat
<b>Feed System:</b>	Model 300 Flex SO	Model 300 Flex SO
<b>Feeders:</b>	(20) 60" SS WF	(20) 60" SS WF
<b>Waterers:</b>	(80) SS Cups	(80) SS Cups
<b>Load Out:</b>	Portable Load Chute	
<b>Office:</b>	12' x 20' Site Office	
<b>Property Taxes:</b>	\$2,124.00	

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## Site A-1 Photos



2—1,200 head WF Site



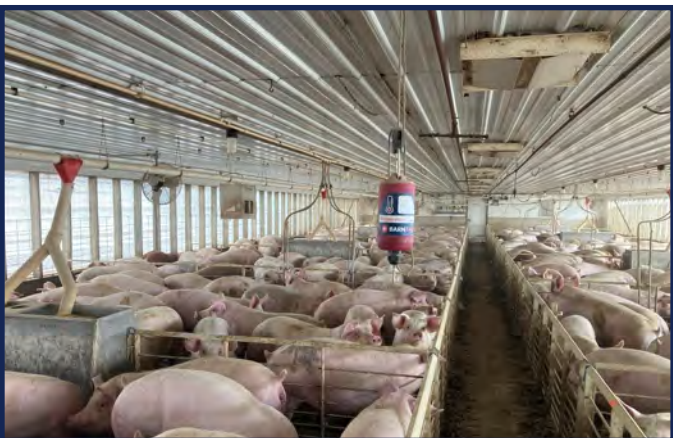
Site Office



Interior View



Building Controller



2nd Room View



South Building

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Site B-2

Aerial Map



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## Site B-2 - 29604 S Ave, Waucoma, IA

Site Overview		
<b>Building Type:</b>	Wean Finish	
<b>Number:</b>	1	2
<b>Dimensions:</b>	41' x 249' OD	41' x 249' OD
<b>Year Built:</b>	2006	
<b>Number of Rooms:</b>	1	1
<b>Room Dimensions</b>	40' x 248' ID	40' x 248' ID
<b>Pig Spaces:</b>	1,200	1,200
<b>Pens per Room:</b>	(40) - 12'3" x 18'9"	(40) - 12'3" x 18'9"
<b>Pit Depth:</b>	8' Deep	8' Deep
<b>Ventilation:</b>	Power Natural	Power Natural
<b>Ventilation Controller:</b>	Phason Supra	Phason Supra
<b>Emergency System(s):</b>	PTO Generator/Alarm/Power Drops	
<b>Ceiling:</b>	White Steel	White Steel
<b>Flooring:</b>	Concrete Slat	Concrete Slat
<b>Feed System:</b>	Model 300 Flex SO	Model 300 Flex SO
<b>Feeders:</b>	(20) 60" SS WF	(20) 60" SS WF
<b>Waterers:</b>	(80) SS Cups	(80) SS Cups
<b>Load Out:</b>	Portable Load Chute	
<b>Office:</b>	24' x 24' Site Office and Storage	
<b>Property Taxes:</b>	\$1,722.00	

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## Site B-2 Photos



**Wean Finish Buildings**



**24' x 24' Office & Storage**



**Interior**



**Room View**



**End View and Bins**



**Controller**



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Site C-3

Aerial Map



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## Site C-3 - 20522 220th St, Hawkeye, IA

Site Overview		
<b>Building Type:</b>	Wean Finish	
<b>Number:</b>	1	2
<b>Dimensions:</b>	41' x 249' OD	41' x 249' OD
<b>Year Built:</b>	2006	
<b>Number of Rooms:</b>	1	1
<b>Room Dimensions</b>	40' x 248' ID	40' x 248' ID
<b>Pig Spaces:</b>	1,200	1,200
<b>Pens per Room:</b>	(20) 24'8" x 18'9"	(20) 24'8" x 18'9"
<b>Pit Depth:</b>	8' Deep	8' Deep
<b>Ventilation:</b>	Power Natural	Power Natural
<b>Ventilation Controller:</b>	Phason Supra	Phason Supra
<b>Emergency System(s):</b>	PTO Generator/Alarm/Power Drops	
<b>Ceiling:</b>	White Steel	White Steel
<b>Flooring:</b>	Concrete Slat	Concrete Slat
<b>Feed System:</b>	Model 300 Flex SO	Model 300 Flex SO
<b>Feeders:</b>	(20) 60" SS WF	(20) 60" SS WF
<b>Waterers:</b>	(60) SS Cups	(60) SS Cups
<b>Load Out:</b>	Portable Load Chute	
<b>Office:</b>	24' x 24' Site Office and Storage	
<b>Property Taxes:</b>	\$1,868.00	

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## Site C-3 Photos



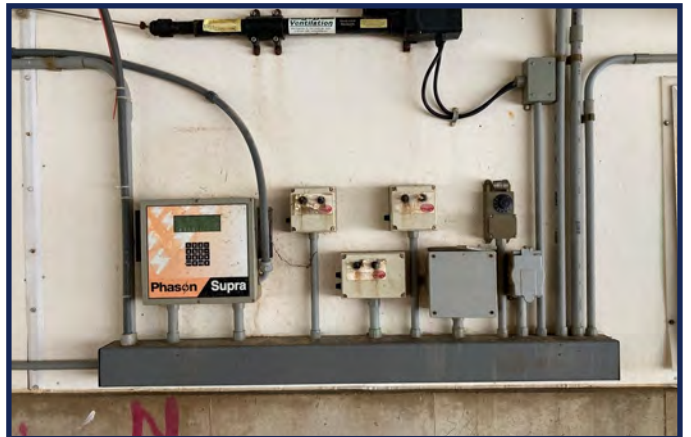
**Wean Finish Site**



**2—1200 Buildings**



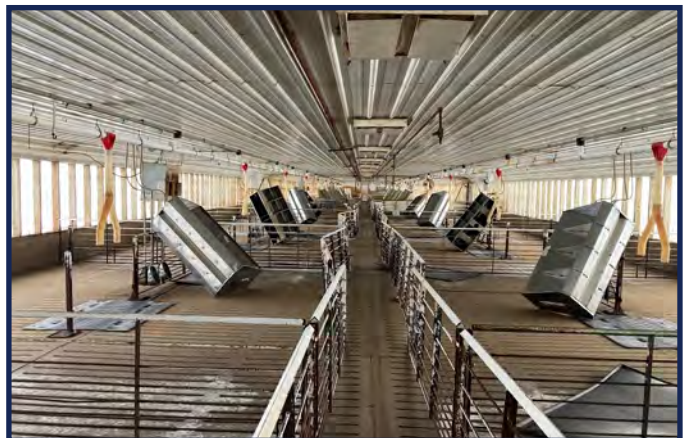
**Actuated Inlets**



**Building Controller**



**Side Load Out**



**Interior Room View**

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Site D-5

Aerial Map



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## Site D-5 - 12379 200th St, West Union, IA

Site Overview		
<b>Building Type:</b>	Wean Finish	
<b>Number:</b>	1	2
<b>Dimensions:</b>	51' x 188' OD	51' x 188' OD
<b>Year Built:</b>	2006	
<b>Number of Rooms:</b>	1	1
<b>Room Dimensions</b>	50' x 187' ID	50' x 187' ID
<b>Pig Spaces:</b>	1,245	1,245
<b>Pens per Room:</b>	(40) 9'4" x 23'9"	(40) 9'4" x 23'9"
<b>Pit Depth:</b>	8' Deep	8' Deep
<b>Ventilation:</b>	Power Natural	Power Natural
<b>Ventilation Controller:</b>	TC5-1N8FA	TC5-1N8FA
<b>Emergency System(s):</b>	PTO Generator/Alarm/Power Drops	
<b>Ceiling:</b>	White Steel	White Steel
<b>Flooring:</b>	Concrete Slat	Concrete Slat
<b>Feed System:</b>	Model 300 Flex TOTT	Model 300 Flex TOTT
<b>Feeders:</b>	(20) 48" SS WD	(20) 48" SS WD
<b>Waterers:</b>	(80) SS Cups	(80) SS Cups
<b>Load Out:</b>	Portable Load Chute	
<b>Office:</b>	16' x16' Site Office & 24' x 24' Storage Building	
<b>Property Taxes:</b>	\$1,876.00	

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## Site D-5 Photos



**2,490 Head WF Site**



**South Building**



**Room View**



**Building Controller**



**Interior View**



**North Building Room**

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Site E-6

Aerial Map



# Growthland

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## Site E-6 - 12871 210th St, West Union, IA

Site Overview		
<b>Building Type:</b>	Wean Finish	
<b>Number:</b>	1	2
<b>Dimensions:</b>	51' x 188' OD	51' x 188' OD
<b>Year Built:</b>	2006	
<b>Number of Rooms:</b>	1	1
<b>Room Dimensions</b>	50' x 187' ID	50' x 187' ID
<b>Pig Spaces:</b>	1,245	1,245
<b>Pens per Room:</b>	(40) 9'4" x 23'9"	(40) 9'4" x 23'9"
<b>Pit Depth:</b>	8' Deep	8' Deep
<b>Ventilation:</b>	Power Natural	Power Natural
<b>Ventilation Controller:</b>	TC5-1N8FA	TC5-1N8FA
<b>Emergency System(s):</b>	PTO Generator/Alarm/Power Drops	
<b>Ceiling:</b>	White Steel	White Steel
<b>Flooring:</b>	Concrete Slat	Concrete Slat
<b>Feed System:</b>	Model 300 Flex TOTT	Model 300 Flex TOTT
<b>Feeders:</b>	(20) 56" SS WF	(20) 56" SS WF
<b>Waterers:</b>	(80) SS Cups	(80) SS Cups
<b>Load Out:</b>	Portable Load Chute	
<b>Office:</b>	16' x16' Site Office with shower	
<b>Property Taxes:</b>	\$1,820.00	



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## Site E-6 Photos



Site View



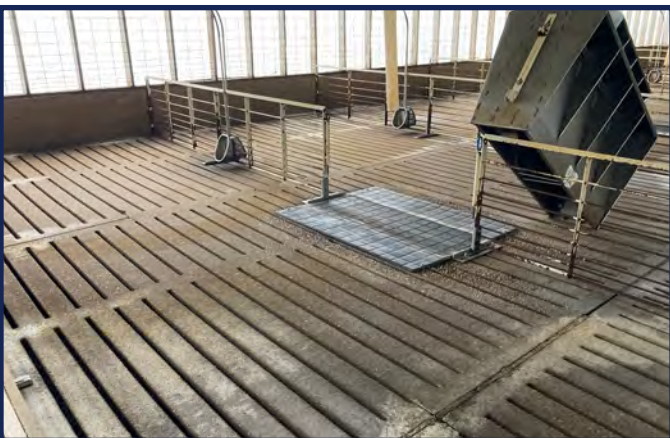
Room View



Building Controller



South Building



Interior View



Office

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Site F-8

Aerial Map



# Growthland

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## Site F-8 - 14866 Opal Rd, Randalia, IA

Site Overview		
Building Type:	Wean Finish	
Number:	1	
Dimensions:	102' x 195' OD	
Year Built:	2013	
Number of Rooms:	1	2
Room Dimensions	50' x 194' ID	50' x 194' ID
Pig Spaces:	1,250	1,250
Pens per Room:	(40) 9'9" x 23'9"	(40) 9'9" x 23'9"
Pit Depth:	8' Deep	8' Deep
Ventilation:	Power Tunnel	Power Tunnel
Ventilation Controller:	EXPERT Series 2	EXPERT Series 2
Emergency System(s):	Site Generator/Alarm System	
Ceiling:	White Steel	White Steel
Flooring:	Concrete Slat	Concrete Slat
Feed System:	Model 300 Flex TOTT	Model 300 Flex TOTT
Feeders:	(20) 60" SS WF	(20) 60" SS WF
Waterers:	(80) SS Cups	(80) SS Cups
Load Out:	Attached Covered	
Office:	22 x 24' Attached w shower	
Property Taxes:	\$2,278.00	

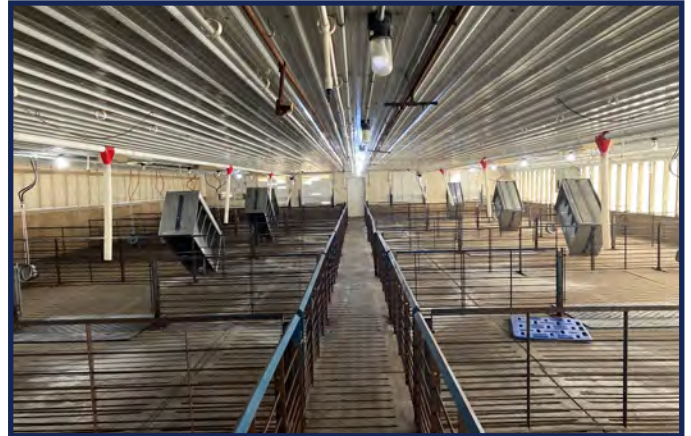
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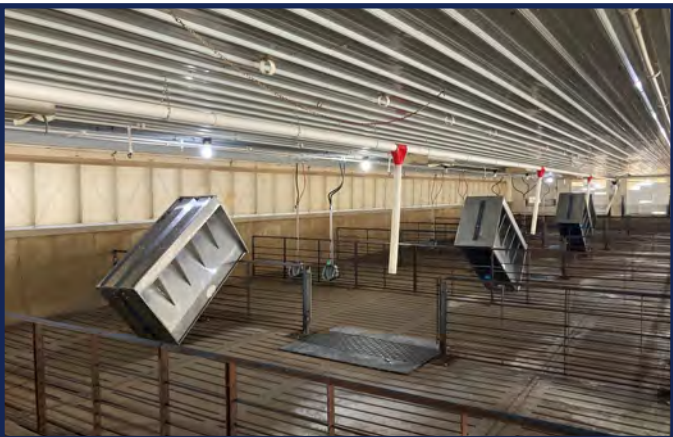
## Site F-8 Photos



**2,499 Head WF Site**



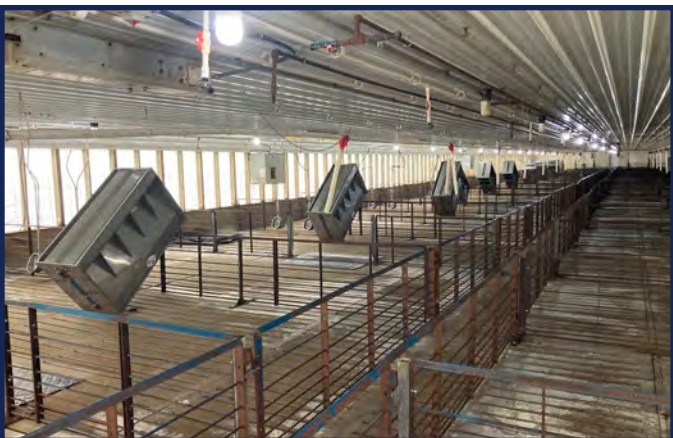
**Room View**



**Interior View**



**Room Controllers**



**Curtain Exterior Wall**



**Fan End & Roof Solar Panels**

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Site G-9

Aerial Map



# Growthland

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## Site G-9 - 15407 Q Ave, Randalia, IA

Site Overview		
<b>Building Type:</b>	Wean Finish	
<b>Number:</b>	1	2
<b>Dimensions:</b>	51' x 200'	51' x 200'
<b>Year Built:</b>	2014	
<b>Number of Rooms:</b>	1	1
<b>Room Dimensions</b>	50' x 199' ID	50' x 199' ID
<b>Pig Spaces:</b>	1,200	1,200
<b>Pens per Room:</b>	(40) 9'11" x 23'9"	(40) 9'11" x 23'9"
<b>Pit Depth:</b>	8' Deep	8' Deep
<b>Ventilation:</b>	Power Natural	Power Natural
<b>Ventilation Controller:</b>	EXPERT PN110	EXPERT PN110
<b>Emergency System(s):</b>	20KW Generator/Alarm/Power Drops	
<b>Ceiling:</b>	White Steel	White Steel
<b>Flooring:</b>	Concrete Slat	Concrete Slat
<b>Feed System:</b>	Model 300 Flex TOTT	Model 300 Flex TOTT
<b>Feeders:</b>	(20) 60" SS WF	(20) 60" SS WF
<b>Waterers:</b>	(80) SS Cups	(80) SS Cups
<b>Load Out:</b>	Attached Covered	
<b>Office:</b>	Detached 22' x 24' with shower	
<b>Property Taxes:</b>	\$2,922.00	

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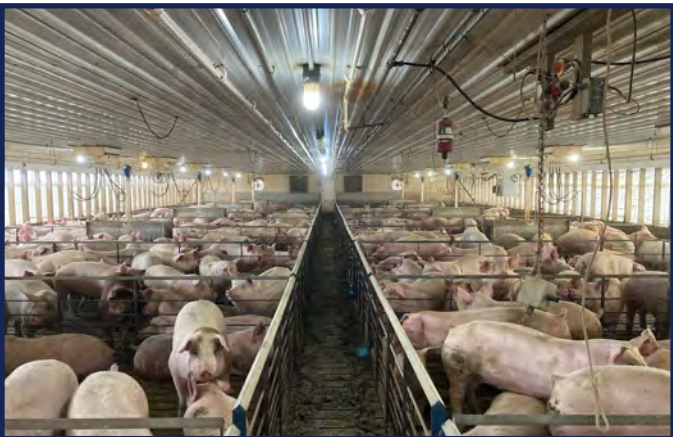
## Site G-9 Photos



**Site View**



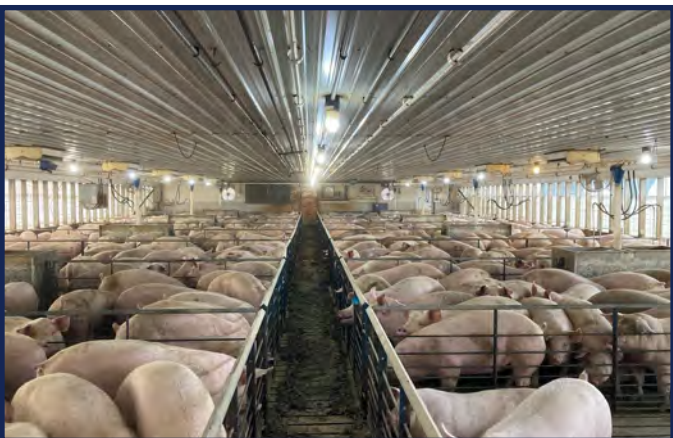
**Actuated Inlets**



**Interior View**



**Building Controller**



**Room View**



**Building Load Out**

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Site H-10

Aerial Map





# Growthland

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## Site H-10 - 1495 230th Ave, Calmar, IA

Site Overview		
<b>Building Type:</b>	Wean Finish	
<b>Number:</b>	1	2
<b>Dimensions:</b>	41' x 201'	41' x 201'
<b>Year Built:</b>	1998	
<b>Number of Rooms:</b>	1	1
<b>Room Dimensions</b>	40' x 200' ID	40' x 200' ID
<b>Pig Spaces:</b>	1,000	1,000
<b>Pens per Room:</b>	(40) 10' x 18'10"	(40) 10' x 18'10"
<b>Pit Depth:</b>	8' Deep	8' Deep
<b>Ventilation:</b>	Power Natural	Power Natural
<b>Ventilation Controller:</b>	MAXIMUS	
<b>Emergency System(s):</b>	25KW Generator/Alarm/Power drops	
<b>Ceiling:</b>	White Steel	White Steel
<b>Flooring:</b>	Concrete Slat	Concrete Slat
<b>Feed System:</b>	Model 300 Flex SO	Model 300 Flex SO
<b>Feeders:</b>	(20) 48" SS WF	(20) 48" SS WF
<b>Waterers:</b>	(80) SS Cups	(80) SS Cups
<b>Load Out:</b>	Portable	
<b>Office:</b>	Attached 10'x10'	
<b>Property Taxes:</b>	\$550.00	

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## Site H-10 Photos



**2—1,000 head Wean Finish**



**Room View**



**Building Controller**



**Building Interior**



**Solar Array**



**North Building**

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Site I-11

Aerial Map



# Growthland

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## Site I-11 - 20610 110th St, Westgate, IA

Site Overview		
<b>Building Type:</b>	Wean to Finish	
<b>Number:</b>	1	
<b>Dimensions:</b>	51' x 393' OD	
<b>Year Built:</b>	2020	
<b>Number of Rooms:</b>	1	2
<b>Room Dimensions</b>	50' x 194' ID	50' x 194' ID
<b>Pig Spaces:</b>	1,250	1,250
<b>Pens per Room:</b>	(36) 10'8" x 23'10"	(36) 10'8" x 23'10"
<b>Pit Depth:</b>	8' Deep	8' Deep
<b>Ventilation:</b>	Power Natural	Power Natural
<b>Ventilation Controller:</b>	EXPERT PN110	EXPERT PN110
<b>Emergency System(s):</b>	22KW Generator/Alarm/Power drops	
<b>Ceiling:</b>	White Steel	White Steel
<b>Flooring:</b>	Concrete Slat	Concrete Slat
<b>Feed System:</b>	Model 300 Flex TOTT	Model 300 Flex TOTT
<b>Feeders:</b>	(18) 60" SS WF	(18) 60" SS WF
<b>Waterers:</b>	(72) SS Cups	(72) SS Cups
<b>Load Out:</b>	Attached Covered	
<b>Office:</b>	8' Center Office/loadout/workroom	
<b>Property Taxes:</b>	\$2,584.00	

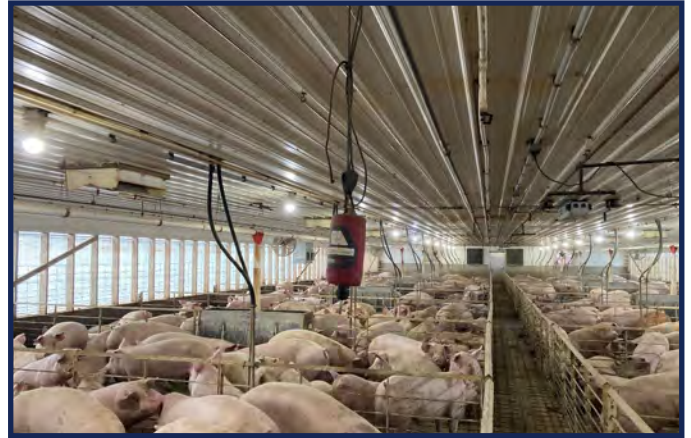
# Growthland

*Appraisals, Management, Brokerage, & Advising*

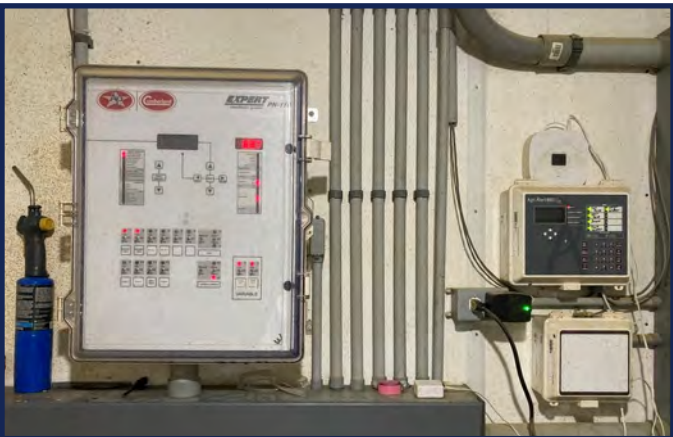
## Site I-11 Photos



Site View



Room View



Room Controller



2nd Room View



Truck High Load Out



Generator