

Growthland

10 Finishers - East & West Pods
18,260 Pig Spaces
Sale Method– Bid Process
Marion County, IA

Available for Bid
 Bids due by January 18, 2024
 Targeted Showing Dates Below



Targeted Showing Dates:
 Thursday, Jan. 4th, Friday, Jan. 5th,
 Thursday, Jan. 11th and Friday, Jan. 12th
Call Dale Kenne - 515-368-1313; or
Dean Schott - 319-631-0050

Offering Overview

- Offering ten finishers on five different sites in Marion County via a Bid Process. **The sites are grouped into an East and West Pod.**
- **Buyer can bid on a pod or overall basis: East, West, or Both.** Ask agent for bid form.
- **Seller will transact if the sum of the bids exceeds \$1,500,000**
- **Bids due by January 18th at 5 PM.** See next page for further details.
- Sites in close proximity allowing for convenient oversites and labor resourcing. **Extensive upgrades done since 2016.**
- Manure management plans and manure agreements available for prospect to review.

Pod	Site #	# of Spaces	# Acres	Year Built	Outer Dimensions	General Description
West	1 & 2	2,500	2.13 A M/L	1993	(Two) 51' x 201'	Remodeled in 2016 with feeders, gating, water cups, ventilation controllers & roof.
	8 & 9	4,000	4.68 A M/L	2006	(Two) 54' x 309'	Gating in 2019, Wet-Dry Feeders & Water update in 2021
East	6 & 7	4,000	4.61 A M/L	1997	(Two) 53'x 309'	Remodeled in 2016 with feeders, water cups, ventilation controllers & Roof. Gating was replaced in 2019.
	3, 4 & 5	5,360	4.07 A M/L	1993-1995	(One) 54' x 204' (One) 54' x 241' (One) 81' x 241'	In 2016, gates, feeders, water cups, roof, and ventilation controllers were replaced.
	10	2,400	3.48 A M/L	2007	(One) 51' x 400'	Remodeled in 2016 with feeders, water cups, gating and ventilation controllers

Contact us:

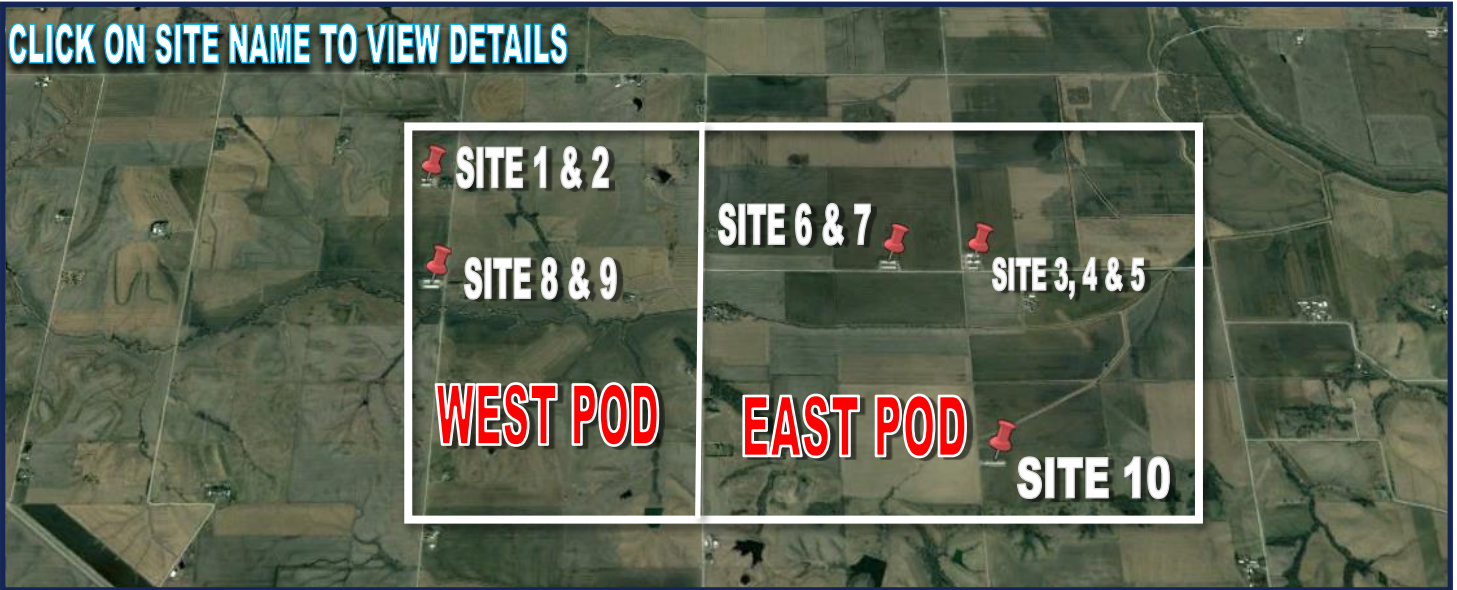
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CLICK ON SITE NAME TO VIEW DETAILS



Bid Process

Bidding Process:

- Prospects will submit a bid **on a pod or overall basis by January 18, 2024 at 5 PM.**
Ask agent for bid form.

- Accepting property “as-is”, “where-is”

Seller Options on a Pod or Overall Basis:

- Accept one bid
- Determine to negotiate with one bid
- Ask multiple bidders to provide a highest and final offer by **January 19, 2024**
- Reject all bids and retain ownership **if the sum of the bids does not exceed \$1,500,000**

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.

Closing:

Seller desires to close by March 1st, 2024

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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West Pod - Sites 1 & 2

2,500 Pig Spaces

2.13 Acre Site



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West Pod - Sites 1 & 2

2,500 Pig Spaces

2.13 Acre Site

Site Overview

Building Type:	Grow Finish - Site 1	Grow Finish - Site 2
Year Built:	1993; Remodeled in 2016 with Feeders, Gating, Water Cups, Ventilation Controllers, & Roof	
Size:	51' x 201'	51' x 201'
Number of Rooms:	1	1
Pig Spaces:	1,250	1,250
Interior Room Dimensions:	50' x 200'	50' x 200'
Pens per Room:	40 - 10' x 23' 9" Center Alley with 20 Pens per Side	40 - 10' x 23' 9" Center Alley with 20 Pens per Side
Office/WR:	Office/Supply Room on the East Side per Building	
Pit Depth:	8'	8'
Ventilation:	Power Natural - Chimney	Power Natural - Chimney
Ventilation Controller:	AP Expert PN 110	AP Expert PN 110
Emergency System(s):	Site Generator - Site Alarm - E Drops	
Ceiling:	Open Rafter	Open Rafter
Flooring:	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 75/300 Flex Single	Model 75/300 Flex Single
Feeders:	20 - SS Dry Feeders	20 - SS Dry Feeders
Waterers:	80 - SS Cups	80 - SS Cups
Load Out:	Enclosed Dock High Load Out on East End - One Per Building	
Taxes:	\$1,690.00	

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West Pod - Sites 1 & 2 Photos



View of Site 1



View of Site 2



Interior of Site 1



Typical Feeder & Water Cup in Site 1



Typical Pen Design Site 2



Interior of Site 2

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West Pod - Sites 8 & 9

4,000 Pig Spaces

4.68 Acre Site



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West Pod - Sites 8 & 9

4,000 Pig Spaces

4.68 Acre Site

Site Overview

Site Overview		
Building Type:	Grow Finish - Site 8	Grow Finish - Site 9
Year Built:	1998; Remodeled in 2016 with Feeders, Water Cups, & Ventilation Controllers; in 2019 Gating was Replaced	
Size:	54' x 309'	54' x 309'
Number of Rooms:	2	2
Pig Spaces:	2,000	2,000
Interior Room Dimensions:	52' x 150'	52' x 150'
Pens per Room:	10 - 30' x 24' 9" Center Alley with 5 Pens per Side; Pre-Sort Capabilities	10 - 30' x 24' 9" Center Alley with 5 Pens per Side; Pre-Sort Capabilities
Office/WR:	Office/Supply Room Between Each Room per Building	
Pit Depth:	8'	8'
Ventilation:	Power Natural - Chimney	Power Natural - Chimney
Ventilation Controller:	AP Expert PN 110	AP Expert PN 110
Emergency System(s):	Site Generator - Site Alarm - E Drops	
Ceiling:	Open Rafter	Open Rafter
Flooring:	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 75/300 Flex Single	Model 75/300 Flex Single
Feeders:	40 - SS Dry Feeders	40 - SS Dry Feeders
Waterers:	120 -SS Cups	120 -SS Cups
Load Out:	Enclosed Dock High Load Out Between Each Room - One Per Building	
Taxes:	\$1,424.00	

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West Pod - Sites 8 & 9 Photos



Load-out Chutes Site 8 & 9



View of Site 8



View of Site 9



Interior of Site 8



Typical Pen Design



Interior of Site 9

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East Pod - Sites 3, 4 & 5

5,360 Pig Spaces

4.07 Acre Site



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East Pod - Sites 3, 4 & 5

5,360 Pig Spaces
4.07 Acre Site

Site Overview

Building Type:	Grow Finish - Site 3	Grow Finish - Site 4	Grow Finish - Site 5
Year Built:	1993	1994	1995
Remodel:	In 2016, Gates, Feeders, Water Cups, Roofs, and Ventilation Controllers were Replaced		
Size:	54' x 204'	54' x 241'	81' 6" x 241'
Number of Rooms:	1	1	2
Pig Spaces:	1,360	1,600	2,400
Interior Room Dimensions:	53' x 203'	50' x 240'	40' x 240'
Pens per Room:	40 - 10' x 24' 9" Center Alley with 20 Pens per Side	48 - 10' x 24' 9" Center Alley with 24 Pens per Side	96 - 10' x 18' 9" Center Alley with 48 Pens per Room; 24 Pens per Side
Office/WR:	Office/Supply Room on the East Side per Building		
Pit Depth:	8'	8'	8'
Ventilation:	Power Natural - Chimney	Power Natural - Chimney	Power Tunnel
Ventilation Controller:	AP Expert PN 110	AP Expert PN 110	AP Expert VT 110
Emergency System(s):	Site Generators - Site Alarm - E Drops		
Ceiling:	Open Rafter	Open Rafter	Tri-Ply
Flooring:	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 75/300 Flex Single	Model 75/300 Flex Single	Model 75/300 Flex Tandem
Feeders:	20 - SS Dry Feeders	24 - SS Dry Feeders	48 - SS Dry Feeders
Waterers:	80 -SS Cups	96 -SS Cups	192 - SS Cups
Load Out:	Enclosed Dock High Load Out on West End - One Per Building		
Taxes:	\$1,640.00		

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East Pod - Sites 3 & 4 Photos



View of Site 3



Office Area in Site 3



Interior of Site 3



Typical Pen in Site 3



View of Site 4



Interior of Site 4

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East Pod - Sites 4 & 5 Photos



Chimney Vent Control in Site 4



View of Site 5



Office Area of Site 5



Interior of Site 5



Typical Pen of Site 5



Tri-Ply Ceiling in Site 5

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East Pod - Sites 6 & 7

4,000 Pig Spaces

4.61 Acre Site



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East Pod - Sites 6 & 7

4,000 Pig Spaces

4.61 Acre Site

Site Overview

Site Overview		
Building Type:	Grow Finish - Site 6	Grow Finish - Site 7
Year Built:	1997; Remodeled in 2016 with Feeders, Water Cups, Ventilation Controllers, & Roof; in 2019 Gating was Replaced	
Size:	53' x 309'	53' x 309'
Number of Rooms:	2	2
Pig Spaces:	2,000	2,000
Interior Room Dimensions:	52' x 150'	52' x 150'
Pens per Room:	10 - 30' x 24' 9" Center Alley with 5 Pens per Side; Pre-Sort Capabilities	10 - 30' x 24' 9" Center Alley with 5 Pens per Side; Pre-Sort Capabilities
Office/WR:	Office/Supply Room Between Each Room per Building	
Pit Depth:	8'	8'
Ventilation:	Power Natural - Chimney	Power Natural - Chimney
Ventilation Controller:	AP Expert PN 110	AP Expert PN 110
Emergency System(s):	Site Generator - Site Alarm - E Drops	
Ceiling:	Open Rafter	Open Rafter
Flooring:	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 75/300 Flex Single	Model 75/300 Flex Single
Feeders:	40 - SS Dry Feeders	40 - SS Dry Feeders
Waterers:	120 -SS Cups	120 -SS Cups
Load Out:	Enclosed Dock High Load Out Between Each Room - One Per Building	
Taxes:	\$1,462.00	

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East Pod - Sites 6 & 7 Photos



View of Site 6



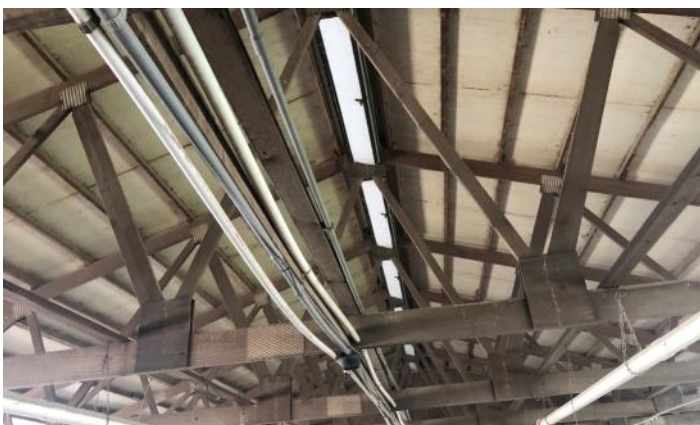
View of Site 7



Interior of Site 6



Typical Pen Design



Chimney Vent



Typical Pen Design

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East Pod - Site 10

2,400 Pig Spaces

3.48 Acre Site



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East Pod - Site 10

2,400 Pig Spaces

3.48 Acre Site

Site Overview	
Building Type:	Wean to Finish - Site 10
Year Built:	2007; Remodeled in 2016 with Feeders, Water Cups, Gating & Ventilation Controllers
Size:	51' x 400'
Number of Rooms:	2
Pig Spaces:	2,400
Interior Room Dimensions:	50' x 196'
Pens per Room:	80 - 9' 9" x 23' 9" Center Alley with 40 Pens per Room; 20 Pens per Side
Office/WR:	Office/Supply Room Between the Rooms
Pit Depth:	8'
Ventilation:	Power Natural
Ventilation Controller:	AP Expert PN 110
Emergency System (s):	Site Generator - Site Alarm - E Drops
Ceiling:	Plastic
Flooring:	Concrete Gang Slat
Feed System:	Model 75/300 Flex Tandem
Feeders:	40 - SS Dry Feeders
Waterers:	80 - SS Cups; 80 - SS Nipple
Load Out:	Enclosed Dock High Load Out Between the Rooms
Taxes:	\$1,784.00

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East Pod - Site 10 Photos



View of Site 10



Ventilation Controller



Interior of Site 10



Typical Pen Design



Typical Pen Design



Load-Out Chute