

Growthland

3,600 Pig Spaces
2.99 A M/L
\$576,000 or \$160/Space

Feeder to Finish Wright County, IA



Growthland is offering for sale a feeder to finish site in Wright County, Iowa. Consists of three 1,200 head finishers. Site includes an unattached office and shower. Additional building for storing tractor and parts.

Highlights:

- Pig producer contract available to approved buyer for longer term with upgrades that meet producer specifications. Primary updates: feeders, gating, feed bins, enclosed chutes, and ventilation (fans, convert to actuated inlets, controllers).
- Built in 1997 with feeder to finish design, power natural ventilated, & wet/dry feeders.
- Well maintained sites with various updates or repairs through the years:
 - Extensive repairs to feeders and gates in 2020
 - Plastic ceiling around new inlets & along side walls in 2015
 - Generator new in 2015
 - Slat inspection available - recommended beam pockets addressed; minimal slat issues
- Well is located on the adjoining land with a permanent easement. Manure agreements available to review.
- Site comes with a John Deere 1450 loader tractor.

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Aerial Map



(3) 1200 Head feeder to finish power barns

2.99 Acres M/L

Extensive repairs to feeders and gates in 2020

Plastic ceiling around new inlets & along side walls in 2015

Generator new in 2015

Slat inspection available - recommended beam pockets addressed; minimal slat issues

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: | Feeder to Finish | | |
| Year Built: | 1997 | | |
| Size: | 42' x 240' | | |
| Pig Spaces: | 1,200 | 1,200 | 1,200 |
| Number of Rooms: | 1 | 1 | 1 |
| Interior Room Dimensions: | 41' x 239' ID | 41' x 239' ID | 41' x 239' ID |
| Pens per Room: | (24) 16.6' x 18' 7" | (24) 16.6' x 18' 7" | (24) 16.6' x 18' 7" |
| Pit Depth: | 8' Deep | 8' Deep | 8' Deep |
| Ventilation: | Power Natural | Power Natural | Power Natural |
| Ventilation Controller: | TC5-IN8FA | TC5-IN8FA | TC5-IN8FA |
| Emergency System(s): | BarnTalk/40KW Generator | | |
| Ceiling: | White Steel & Corrugated Plastic | White Steel & Corrugated Plastic | White Steel & Corrugated Plastic |
| Flooring: | Concrete Slats | Concrete Slats | Concrete Slats |
| Feed System: | Flex Flow 300/Tandem | Flex Flow 300/Tandem | Flex Flow 300/Tandem |
| Feeders: | (24)30" Crystal Springs W/D Feeders | (24)30" Crystal Springs W/D Feeders | (24)30" Crystal Springs W/D Feeders |
| Waterers: | Within Feeder | Within Feeder | Within Feeder |
| Load Out: | Portable 36" x 24' | | |
| Office/WR: | 12' x 12' detached office, with storage and shower | | |
| Taxes: | \$976.00 | | |

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Photos



View from Road



North Barn



West Side Exterior



Office



Storage Shed



Generator

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Photos



Interior View



Alley View



Pen Design



Controller



Plastic Ceiling Installation - 2015



Loader Tractor