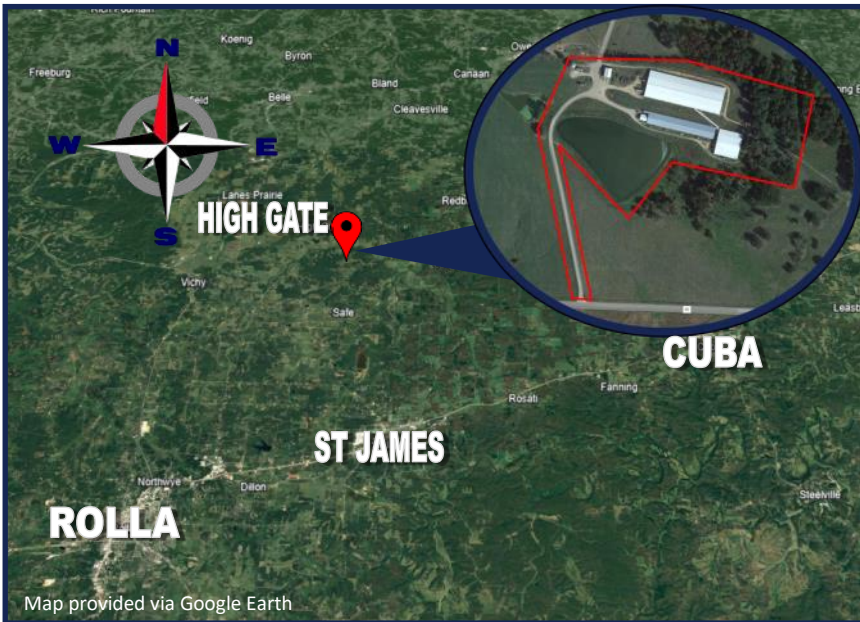


# Growthland

**3,200 Head Sow Farm  
20 Acres M/L  
Asking Price: \$6,160,000 plus  
Pig Inventory**

**Sow Farm For Sale  
Maries County, MO  
Offers due by May 7, 2024**



## Overview

Permitted Capacity	3,245
Gestation Spaces	2,486
Farrowing Spaces	528
Gilt Training Spaces	194
Unit has been consistent producer of weaned pigs.	

**Showing By Appointment Only:  
Call Dale Kenne 515-368-1313  
to setup date and time**

Growthland is offering for Sale a 3,200 Head Breed to Wean site in Maries County, Missouri. The primary gestation and farrowing were built in 2016, while an existing nursery that was built in 1996 was converted to farrowing. **Rare opportunity to purchase modern facilities with open pen gestation in a HIGHLY isolated area in the Midwest.**

### Other Highlights:

- Nutrient Management Plan to surrounding crop and pasture ground available for prospect to review
- Two Wells for adequate and reliable water source
- 6' x 7' SS turnaround Farrow Crates and Open Pen Gestation production system
- 7 mile separation from other known swine facilities
- 20 acre site M/L (determined by survey) with additional acres available if desired. Room for expansion within proposed footprint or by purchase of additional adjoining land.
- Historical cost, production information and site tours available with signed non-disclosure agreement.
- Asking price of \$6,160,000 for the real estate, or \$1,925/sow, plus pig inventory. Offers due by May 7, 2024, see next page for sale process information.

**Agents to Contact for Additional Information: Dale Kenne at 515-368-1313 or Ben Isaacson at 319-350-6084**

### Contact us:

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

**Maurie Cashman**  
Licensed Broker in IA, MO, IL, NE  
[info@growthland.com](mailto:info@growthland.com)

# Growthland



## Offer Submission Process

### Offer Process:

- Prospects will submit an offer by **May 7th, 2024**  
**Ask agent for an offer form.**
- **Seller has an asking price of \$6,160,000 & may accept an offer prior to deadline.**

### Seller Options:

- Accept one offer
- Determine to negotiate with one offer
- Ask multiple bidders to provide a highest and final offer by **May 8th at 4 PM.**
- Reject all offers and retain ownership

### Terms:

Five percent of the purchase price required from successful bidder as earnest money. Buyer(s) will sign a binding Sales Agreement and must be prepared for cash settlement of the purchase at the time of closing.

### Closing:

Ideally close within 60 days of final offer date. Subject to a survey.

### 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" unless specifically noted in offer.** 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. 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.

# Growthland

## Facility Overview

### Site Overview

Building Type:	Farrowing		Breeding - Gestation	
Number:	Old	New	1	
Dimensions:	60' x 357'	129' x 138'	142' x 416'	
Year Built:	1996 - 2016	2016	2016	
Number of Rooms:	8	4	1	
Room Dimensions:	(8)- 44' x 57' ID	(4) - 60'6" x 65' ID	141' x 415'ID	
Pig Spaces:	288	240	194 Training	2,486 BG
Pens per Room:	(36) - 6'x 7' FR Crates	(60) - 6' x 7' FR Crates	Pens - (1)14' x 22' (2) 22'x32' & (2)22'x30'	(458) 23" x 7" Stalls (6) 54'x138' ESF Pens
Pit Depth:	Pull Plug	Pull Plug	Deep Pit	
Ventilation:	Power	Power	Power Cross Vent	
Ventilation Controller:	Maximus	Maximus	Maximus	
Emergency System(s):	350KW KatoLight Site Generator/Maximus Alarm System			
Ceiling:	Aluminum	White Steel	Painted Steel	
Flooring:	Wire and Plastic	Cast & Plastic	Concrete Slat	
Feed System:	Chain Disk to Drop	Chain Disk to Drop	Chain Disc to Trough	Chain Disc to Fd Station
Feeders:	SS Sow Fdr	SS Sow Fdr	SS Fdr & SS Trough	SS Trough
Waterers:	HiLo SS Nipple	HiLo SS Nipple	SS Nipples	SS Cups & Water
Load Out:	Bio Secure Attached			
Office:	30' x 40' Attached with 3 Showers, Office, Breakroom/Kitchen, Bathroom, Laundry.			
Taxes:	TBD			

**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.

# Growthland

## Photos



**3200 BTW Site**



**View from West**



**Gestation Building**



**2016 Farrow Building**



**Remodel Farrow Building**



**Site Entrance & Office**

# Growthland

## Photos



1 of 3 Showers



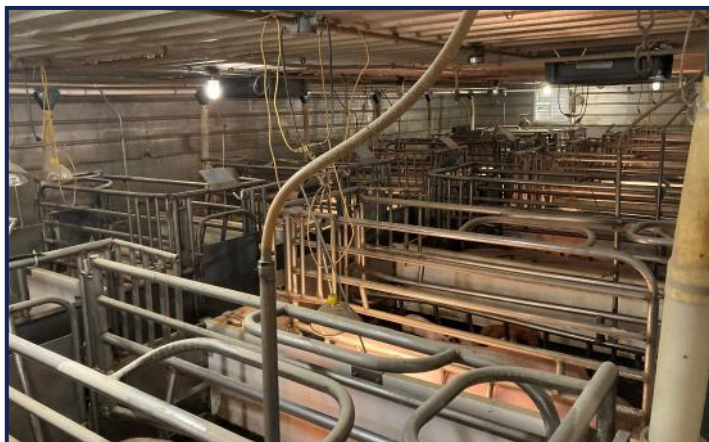
Breakroom & Laundry



Office



Maximus Site Controller



36 Crate Room



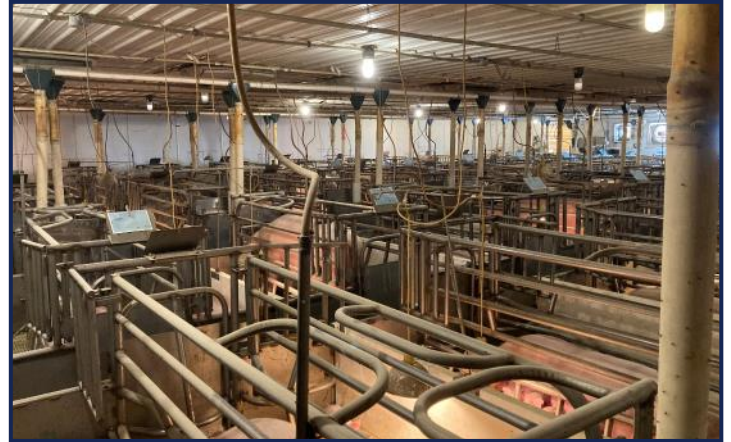
2nd View

# Growthland

## Photos



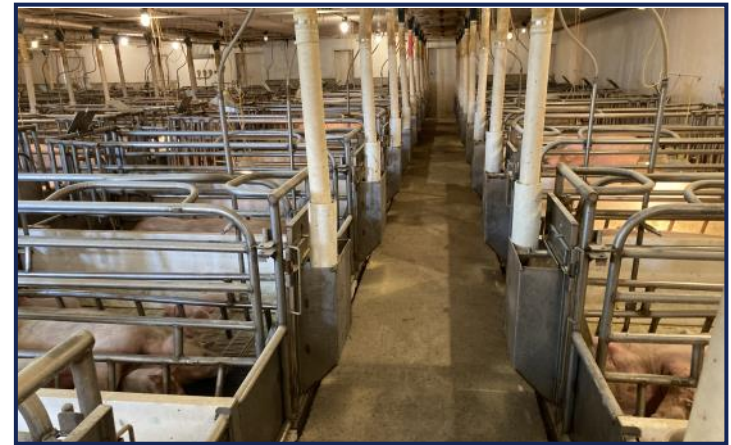
**60 Crate Room**



**2nd View**



**Room Air Inlets**



**Farrow Feed System**



**Gestation Room View**



**2nd View**

# Growthland

## Photos



**Gestation Room Controller**



**OPG Training Pens**



**Breed Stalls**



**Site Generator**



**36' x 50' Site Storage**



**On Site Feed System**