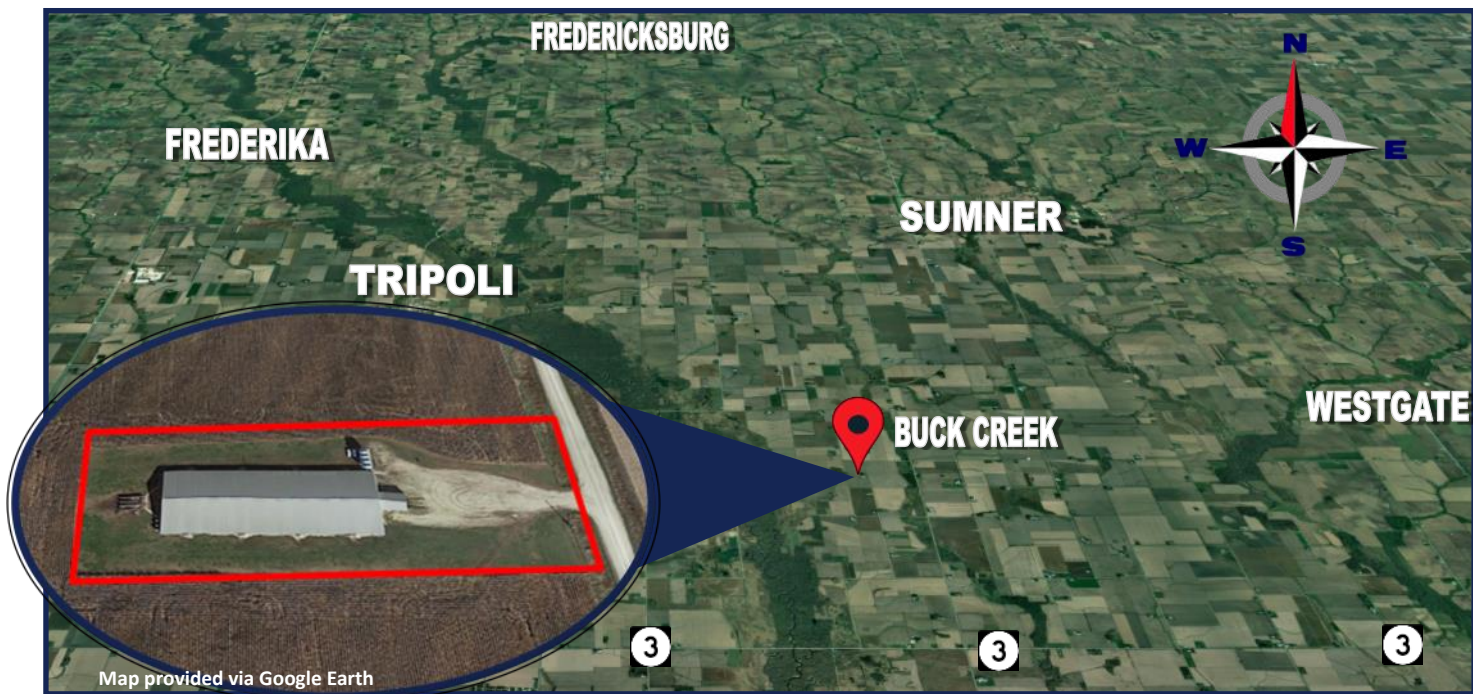


# Growthland

2,490 Pig Spaces  
3.21 A M/L  
\$620,000 or \$248/Space

## Wean to Finish Bremer County IA



Growthland is offering for sale a wean to finish swine facility in Bremer County, Iowa. Great opportunity to own a single 2,490 head double wide finisher. Building size is 101' x 197' and is less than a mile off of a hard surface road. Site includes an office, shower and laundry.

### Highlights:

- Opportunity to own a modern 2,490 head site single barn site With an attached insulated dock height loadout.
- Built in 2007.
- Power tunnel ventilated facility with a large pen design and modern wet/dry feeders
- High quality site with the modern requirements of many pig producers: office, shower, laundry, compost bays, and permanent enclosed loading chute.
- Great location site is less than a mile off of a hard surface road
- Seller to provide manure agreements on the adjoining land. Application costs will be paid by the land owner based on manure agreements.

### Contact us:

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

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

# Growthland

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**2,490 Head Wean to Finish Site**  
**2068 Utah Ave, Sumner**  
**Bremer County**  
**3.21 Acres**



**(2) Room size 50' x 196'**  
**Well maintained power ventilated facility**  
**Expert VT—110 controllers for each room**  
**Compost on site.**

**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

Site Overview		
<b>Building Type:</b>	Wean to Finish	
<b>Year Built:</b>	2007	
<b>Size:</b>	101' x 197'	
<b>Pig Spaces:</b>	1,245	1,245
<b>Number of Rooms:</b>	2	2
<b>Interior Room Dimensions:</b>	50' x 196' ID	50' x 196' ID
<b>Pens per Room:</b>	(35)10' 9" x 23' 7" (1) 8' 3" x 23' 7"	(35)10' 9" x 23' 7" (1) 8' 3" x 23' 7"
<b>Office/WR:</b>	14' x 26' Shower, Restroom, Washer Dryer	
<b>Pit Depth:</b>	8' Deep	8' Deep
<b>Ventilation:</b>	Power - Tunnel	Power - Tunnel
<b>Ventilation Controller:</b>	AP Expert VT-110	AP Expert VT-110
<b>Emergency System(s):</b>	Sensaphone 1400/PTO Generator	
<b>Ceiling:</b>	White Steel	White Steel
<b>Flooring:</b>	Concrete Slats	Concrete Slats
<b>Feed System:</b>	Flex Flow 300/Tandem	Flex Flow 300/Tandem
<b>Feeders:</b>	(18) 60" Thorp W/D Feeders	(18) 60" Thorp W/D Feeders
<b>Waterers:</b>	(36) SS Cup Waterers	(36) SS Cup Waterers
<b>Load Out:</b>	Attached Enclosed 56" x 16'	
<b>Taxes:</b>	\$772.00	

# Growthland

## Photos



**Southeast View**



**Northwest View**



**Office/ Loadout**



**Generator**



**Office Interior**



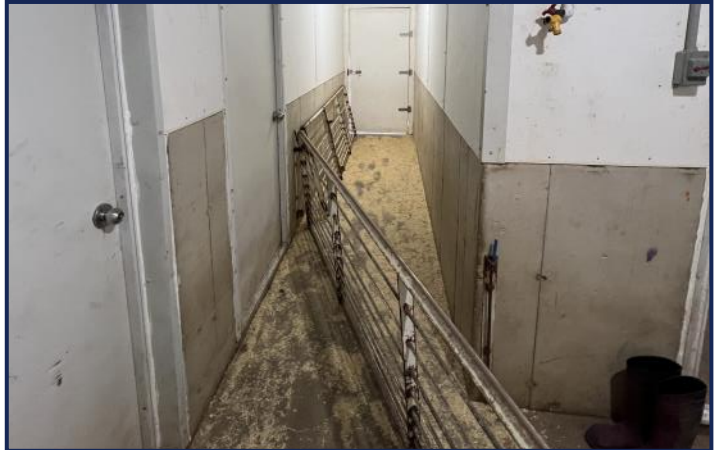
**Controllers**

# Growthland

## Photos



**Alarm**



**Loadout**



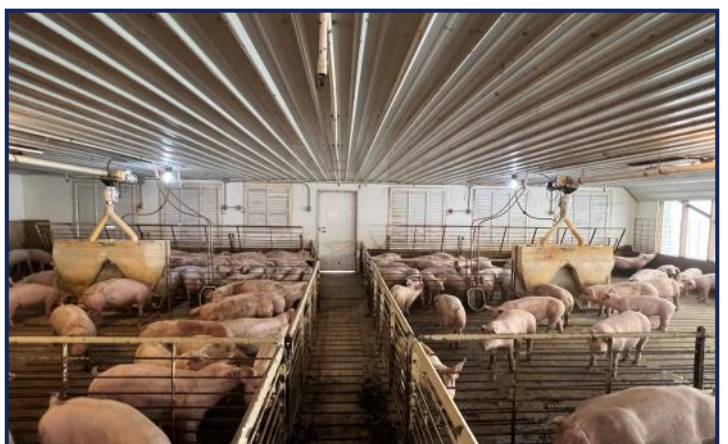
**Interior**



**Pen Design**



**Tunnel Curtain End**



**Tunnel Fan End**