

# Growthland

**4,600 Wean-to-Finish Pig Spaces**  
**4.32 Acres M/L**  
**Buena Vista County, Iowa**

**Available for Bid**  
**Bids Due by April 18, 2024**  
**Minimum bid requirement:**  
**\$1,220,000 (\$265/space)**



## Bid Process

### Bid Process:

· Prospects will submit a bid **by April 18, 2024 at 5 PM. Ask agent for offer form.**

-Accepting property "as-is", "where-is"

### Seller Options :

· Accept one offer

· Determine to negotiate with one offer

· Ask multiple bidders to provide a highest and final offer by **April 19, 2024 at 10 AM**

· Reject all offers and retain ownership if minimum bid not met

**Showing By Appointment Only:**  
**Call Dean Schott at 319-631-0050**  
**to setup date and time**

## Property Highlights:

- **Well maintained site built in 2012, tunnel ventilated with connecting hallways, permanent load chutes, and shower entry**
- Each building measures 81' x 225' single room design with center walkway
- Large pen design, pre-sort with wet-dry Feeders
- Backup generator with BarnTalk alarm system
- Current labor in place if needed
- Seller to provide copy of manure management plan
- **Seller will transact if the minimum bid or higher is met**

### 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:

Ideally close within 45 days of final offer date.

### 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.

## 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 & IL**  
dean@growthland.com  
Cell: 319-631-0050

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**4,600 Wean to Finish Site**  
**5247 30th Ave, Alta**  
**Buena Vista County**  
**4.32 Acres**



**This 4.32 Acre site has (2) 81' x 225' Wean Finish Buildings with permanent enclosed load outs.**  
**Connecting hallway between the two buildings**  
**24' x 30' office with a shower and laundry**  
**80 KW backup LP generator for emergency power.**  
**Water is supplied by an on-site well**

**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		
<b>Building Type:</b>	Wean - Finish	
<b>Year Built:</b>	2012	
<b>Size:</b>	81' x 225'	
<b>Number of Rooms:</b>	1	1
<b>Pig Spaces:</b>	2,300	2,300
<b>Interior Room Dimensions:</b>	80' x 224'	80' x 224'
<b>Pens per Room:</b>	(20) 21' 4" x 38' 8"	(20) 21' 4" x 38' 8"
<b>Office/WR:</b>	20' x 30.5' Center Office/Workroom	
<b>Pit Depth:</b>	8'	8'
<b>Ventilation:</b>	Power Tunnel	Power Tunnel
<b>Ventilation Controller:</b>	EXPERT Series 2 Basic	EXPERT Series 2 Basic
<b>Emergency System(s):</b>	Barn Talk/ Generator	Barn Talk/ Generator
<b>Ceiling:</b>	White Steel	White Steel
<b>Flooring:</b>	Concrete Slats	Concrete Slats
<b>Feed System:</b>	Model 75/350 Flex	Model 75/350 Flex
<b>Feeders:</b>	(40) 56" SS Wet Dry	(40) 56" SS Wet Dry
<b>Waterers:</b>	(80) SS Cups	(80) SS Cups
<b>Load Out:</b>	7' x 24' Center Loadout/Attached Chute	
<b>Taxes:</b>	\$1,572.00	



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## Photos



**Southeast View**



**Northeast View**



**Front View**



**Tunnel Fan End**



**Office/ 24 Ton Feed Tanks**



**LP Generator**

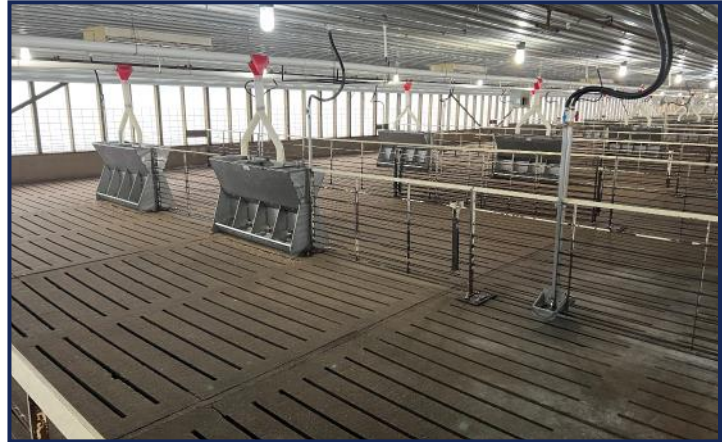


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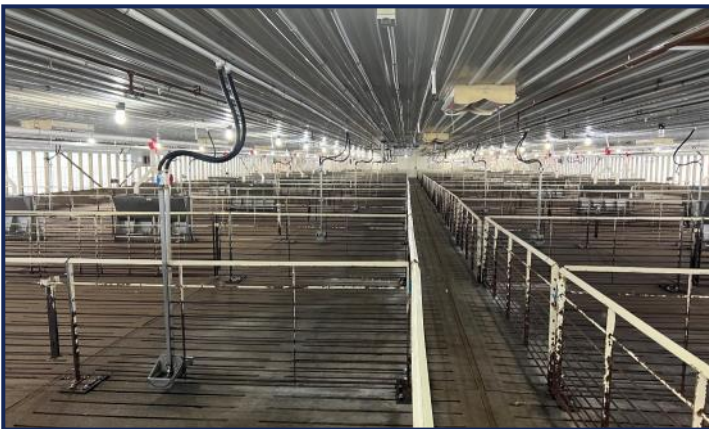
## Photos



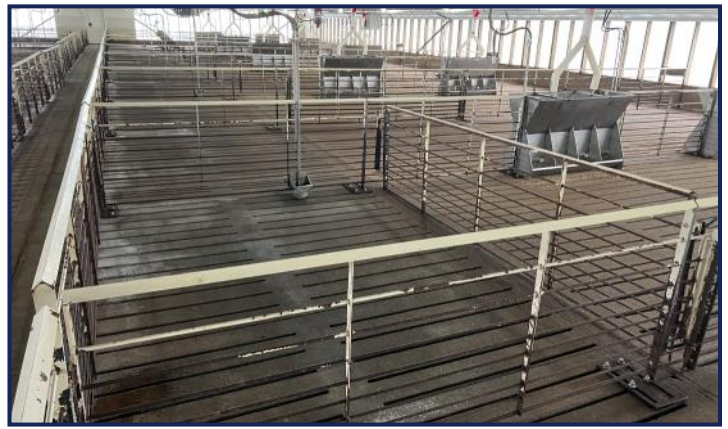
**Controller**



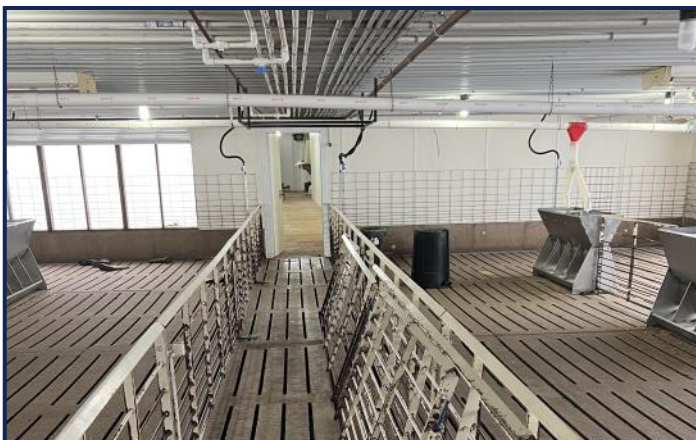
**Wet Dry Feeders**



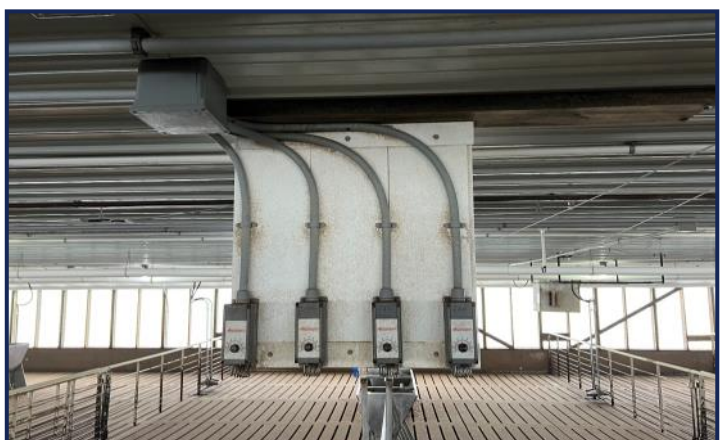
**Room View**



**Pre-Sort Pen Design**



**Alleyway/Connecting Hallway**



**Backup Thermostats**