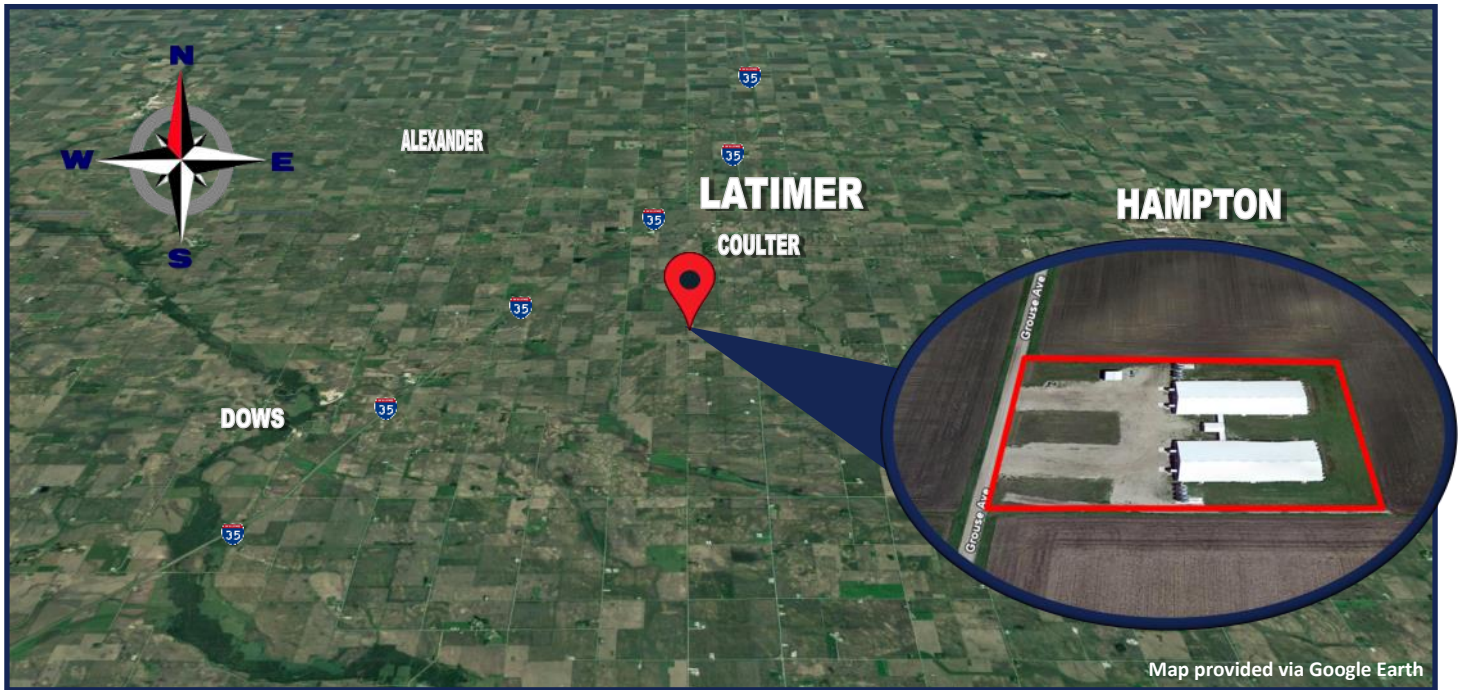


Growthland

4,800 Pig Spaces
4.96 A M/L
\$1,728,000 or \$360/Space

Finisher Site Franklin County, IA



Growthland is offering for sale a 4,800 Head Swine site in Franklin County, Iowa on 4.96 Acres M/L. Site was constructed in 2019 (stocked in December 2019). Approximately 10 Years remaining on transferable producer contract to approved buyer.

Property Highlights:

- Two 2,400 Head, solid sidewalls, tunnel ventilated - 2 room buildings with outer dimensions of 101' x 193'.
 - Dock high enclosed, room load outs.
- Office/shower/laundry building with connecting hallway between buildings.
- 80KW LP Auto Site Generator.
- Separate 24' x 36' insulated storage shed for current Loader Tractor and Zero Turn Mower that stay with site.
 - Estimated value of the tractor is \$25,000 and the zero turn mower \$5,000
- Site less than a mile off a hard surface road
- Opportunity to own a modern designed 4,800 Head Swine site in NEW condition.

Contact us:

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Aerial Map



- ◇ **Opportunity to own a Modern 4,800 Head Swine site in NEW condition.**
- ◇ **The site has a long-term contract in place with the opportunity to increase income by converting to a wean to finish contract. Ie—brooders/mats/required gas line**
- ◇ **This site was constructed for minimal on-going maintenance.**
- ◇ **Seller to provide manure agreements on the adjoining land if desired.**

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:	2,400 Finish		2,400 Finish	
Year Built:	2019		2019	
Size:	101' x 193' OD		101' x 193' OD	
Number of Rooms:	2		2	
Pig Spaces:	1,200	1,200	1,200	1,200
Interior Room Dimensions:	50' x 192'	50' x 192'	50' x 192'	50' x 192'
Pens per Room:	(36) 10'6" x 23'6" Pens	(36) 10'6" x 23'6" Pens	(36) 10'6" x 23'6" Pens	(36) 10'6" x 23'6" Pens
Office/WR:	20' x 22' Office with Shower/Laundry w connecting hallway			
Pit Depth:	8'	8'	8'	8'
Ventilation:	Power-Tunnel	Power-Tunnel	Power-Tunnel	Power-Tunnel
Ventilation Controller:	Edge	Edge	Edge	Edge
Emergency System(s):	LP Auto Generator - AgriAlert			
Ceiling:	Aluminum	Aluminum	Aluminum	Aluminum
Flooring:	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 300 TOTT	Model 300 TOTT	Model 300 TOTT	Model 300 TOTT
Feeders:	18 - 70" SS WF Fdrs	18 - 70" SS WF Fdrs	18 - 70" SS WF Fdrs	18 - 70" SS WF Fdrs
Waterers:	DBL SS Welded Cup	DBL SS Welded Cup	DBL SS Welded Cup	DBL SS Welded Cup
Load Out:	Dock High Enclosed	Dock High Enclosed	Dock High Enclosed	Dock High Enclosed
Taxes:	\$5,090.00			
Price:	\$1,728,000			
Price/Space:	\$360			

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Photos



4800 head Swine Site



South Building



Site Office



Connecting Hallway



Site Room Controller



Room View

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Photos



Interior View



Room Load Out



Insulated Storage Building



Site Tractor & Mower



80 KW Site Generator



View from Road

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Interior Photos

