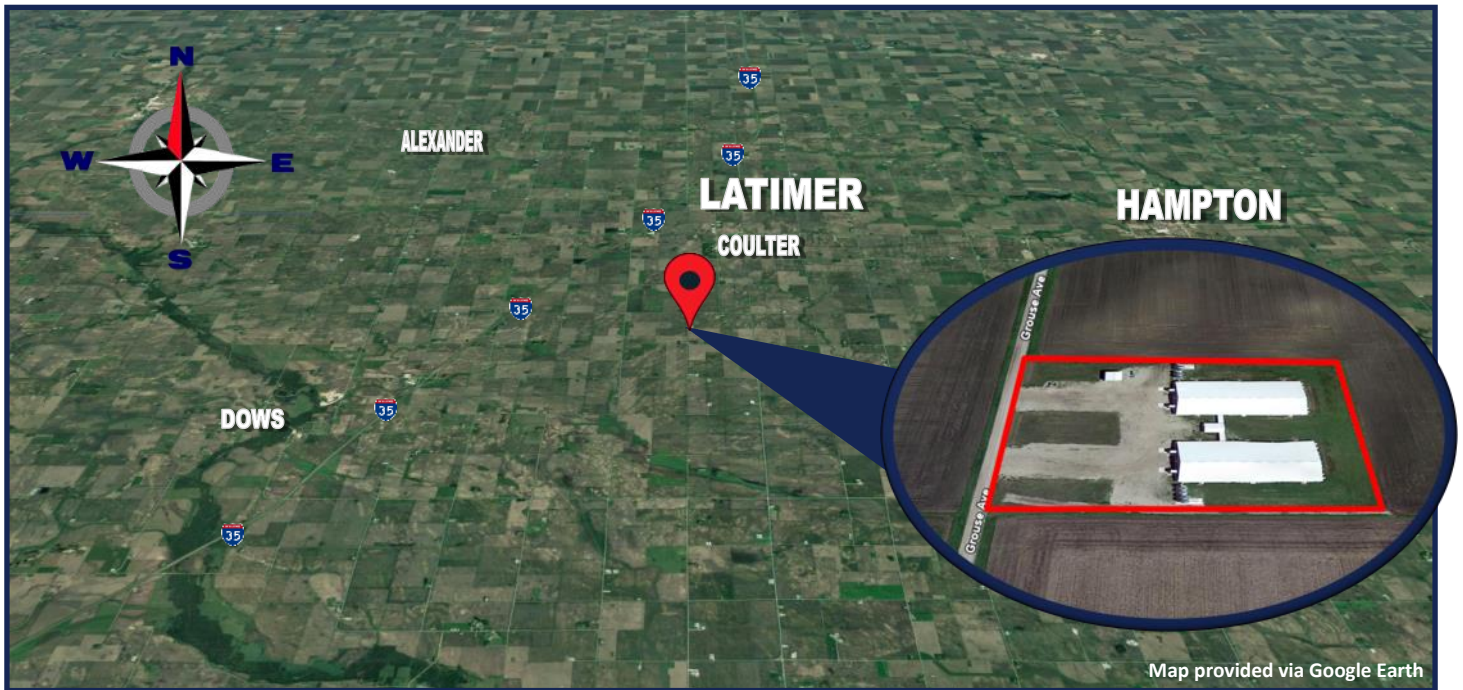


# Growthland

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

**Finisher Site**  
**Franklin County, IA**  
**Offers Due by April 2, 2024**



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:

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

**Scott Borcharding, Licensed in IA**  
scott@growthland.com  
Cell: 515-708-6033

**Dale Kenne, Licensed in IA**  
dale@growthland.com  
Cell: 515-368-1313

# Growthland

---

## 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.

---

### Offer Submission Process

#### Offer Process:

- Prospects will submit an offer by **April 2nd, 2024 at Noon, 12:00 PM CST.**  
**Ask agent for an offer form.**

#### Seller Options:

- Accept one offer
- Determine to negotiate with one offer
- Ask multiple bidders to provide a highest and final offer by **April 3rd at 4:00 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:

Within 60 days of final offer date, unless otherwise agreed.

#### Conditions:

This sale is subject to all easements, leases and any other restrictions of record. **Buyer(s) 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.

---

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



# Growthland

## Photos



**4800 head Swine Site**



**South Building**



**Site Office**



**Connecting Hallway**



**Site Room Controller**



**Room View**

# Growthland

---

## Photos



**Interior View**



**Room Load Out**



**Insulated Storage Building**



**Site Tractor & Mower**



**80 KW Site Generator**



**View from Road**



# Growthland

---

## Interior Photos

