

Growthland

4,800 Pig Spaces

1.97 Acres M/L

\$1,522,000 or \$317/Space

**Wean to Finish
Mahaska County, IA**

Offers Due by September 18th



Growthland is offering for sale a 4,800 pig space wean to finish swine facility in Mahaska County, Iowa. The site has two 2,400 pig space power natural ventilated barns configured in H-style with a common hallway, loadout, and shower-in office. Large driveway for easy access into the property.

Highlights:

- Built in 2017
- Equipment in great condition with galvanized gating and stainless gate feet
- Bio-secure office with an attached common hallway and stationary dock height loadout
- Power natural ventilated with actuated inlets, AP Expert controller, wet/dry feeders with nipple bar waterers
- Flexible 30-60 pig or larger pen design with back swing gates
- Brooder heaters and wean to finish mats
- Rural water with cistern
- Five-plus years remaining on a wean to finish contract with a known integrator, subject to integrator approval. Call agent for details.
- Manure application costs are 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

Rod Leman, Licensed in IA, MN & NE
rod@growthland.com
Cell: 515-835-2312

Growthland

Aerial Map



- Two 51' x 376' Wean to Finish barns
- Well maintained power natural ventilated
- AP Expert Controller
- Rural Water

Offer Submission Process

Offer Process:

- Prospects will submit an offer by **Wednesday, September 18th, 2024 at 5:00 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 **September 19th at Noon, 12:00 PM CST.**
- 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. Within 60 days of final offer date, unless otherwise agreed.

Closing:

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		
Building Type:	Wean To Finish H-Style	
Year Built:	2017	
Size:	51' X 377'	51' X 377'
Number of Rooms:	2	2
Pig Spaces:	2,400	2,400
Interior Room Dimensions:	50' x 376'	50' x 376'
Pens per Room:	36 Small- 18 Large	36 Small- 18 Large
Office/WR:	Center Office With Shower	
Pit Depth:	8'	8'
Ventilation:	Power Natural	Power Natural
Ventilation Controller:	AP Expert PN-110 (2)	AP Expert PN-110 (2)
Emergency System	Sentinel Alarm	Sentinel Alarm
Ceiling:	Painted Aluminum	Painted Aluminum
Flooring:	Concrete Slats	Concrete Slats
Feed System:	Flex Auger	Flex Auger
Feeders:	SS Wet Dry (18)	SS Wet Dry (18)
Waterers:	Nipple Bar (4)	Nipple Bar (4)
Heat:	Forced Air\ Brooder	Forced Air\ Brooder
Load Out:	Shared Hallway-Center Loadout/Attached Chute	
Estimated Taxes:	\$5,300.00	

Growthland

Photos



Site Overview



Exterior in Very Good Condition



Drive and Bins



Office and Load Out



Gable End Steel and Fans



Curtains and Eaves

Growthland

Photos



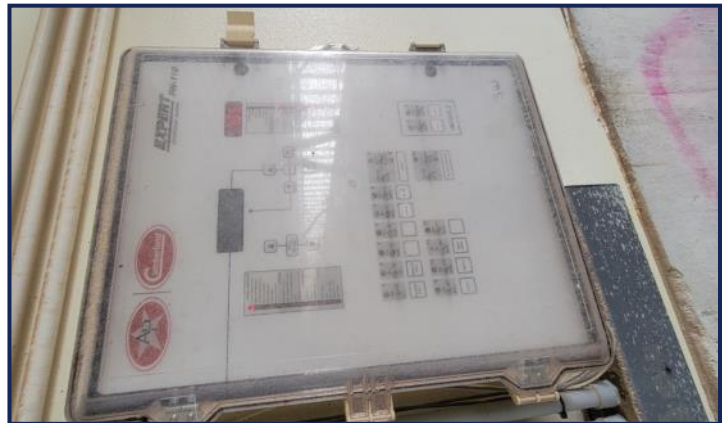
Common Hall



Interior In Very Good Condition



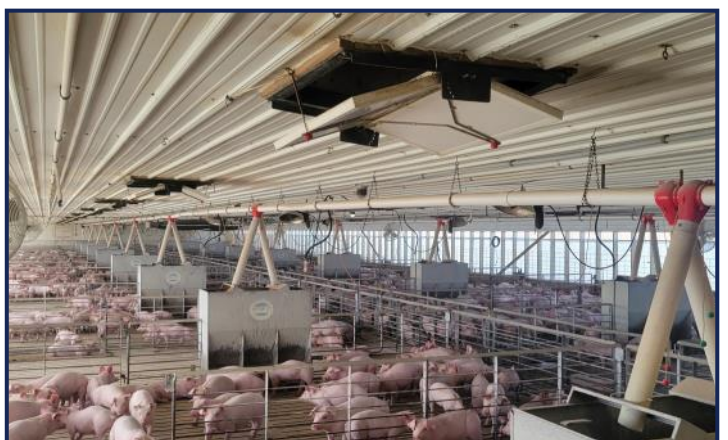
Pen Configuration, Feeders and Nipple Bar



AP Expert Controllers



Led Lighting Throughout



Actuated Inlets- Aluminum Ceiling

Growthland

Photos



Galvanized Gating with SS Feet, Nipple Bars



Wean Mats and Racks



Medicator Setup in Office



Feed Auger System



Brooder Heaters and Power Washing Line



LP Tanks, Two Per Barn