

Growthland

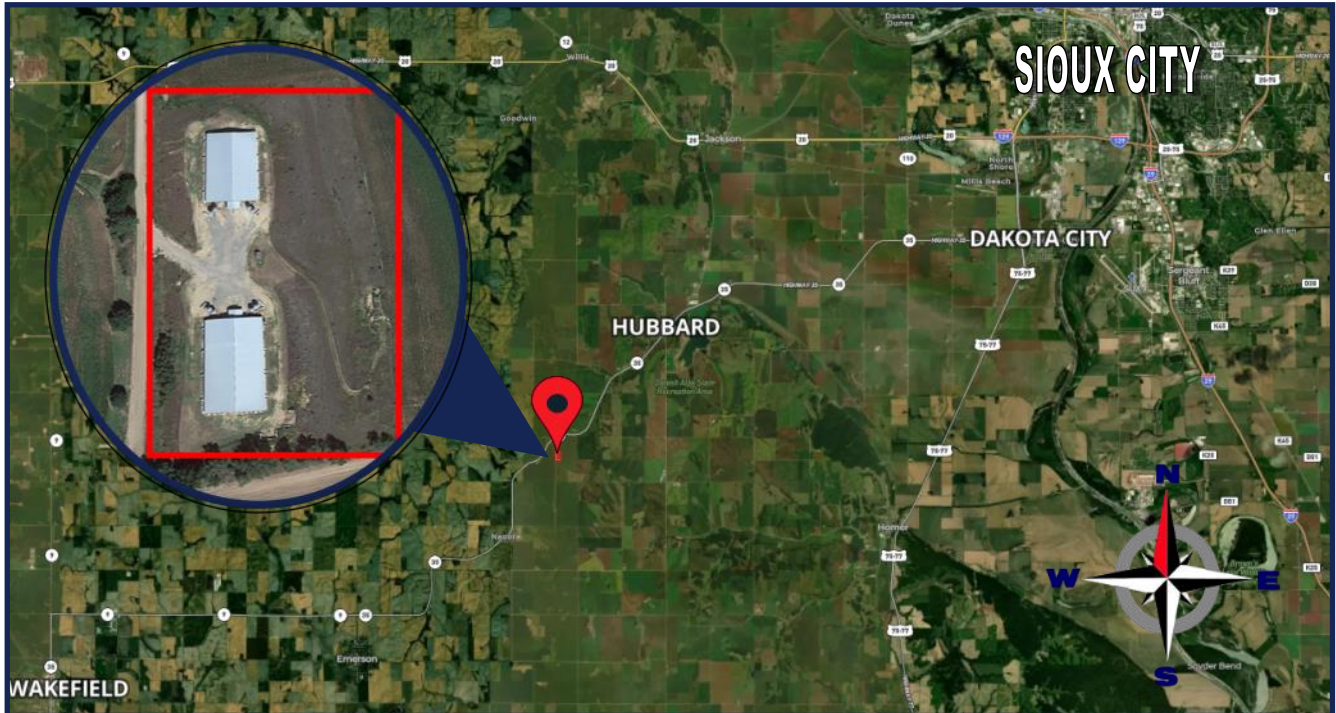
4,800 Pig Spaces

9.50 Acres M/L

\$1,104,000 or \$230/Space

Wean to Finish

Dakota County, Nebraska



Property Highlights:

- Two highly isolated doublewide wean to finish facilities in great condition on 9.5 acres
- Operated as Gilt Developers with nearest pig 4 miles away. See Biosecurity Map in Brochure. Current producer will entertain a contract with a qualified buyer.
- Tunnel ventilated with a biosecure shower entry and dock height load chutes
- Built in 2007 & 2008 with major upgrades from original:
 - 2014: New Roofs
 - 2021: Feeders, gating, feedlines, & electrical outlets
 - 2024: Areas of East room of North Barn updated due to roof collapse from snow: ceiling, side wall, feedlines, partial roof/rafter
- Good location in proximity to packing plants

Must schedule a time with agent & meet Biosecurity Requirements

Contact us:

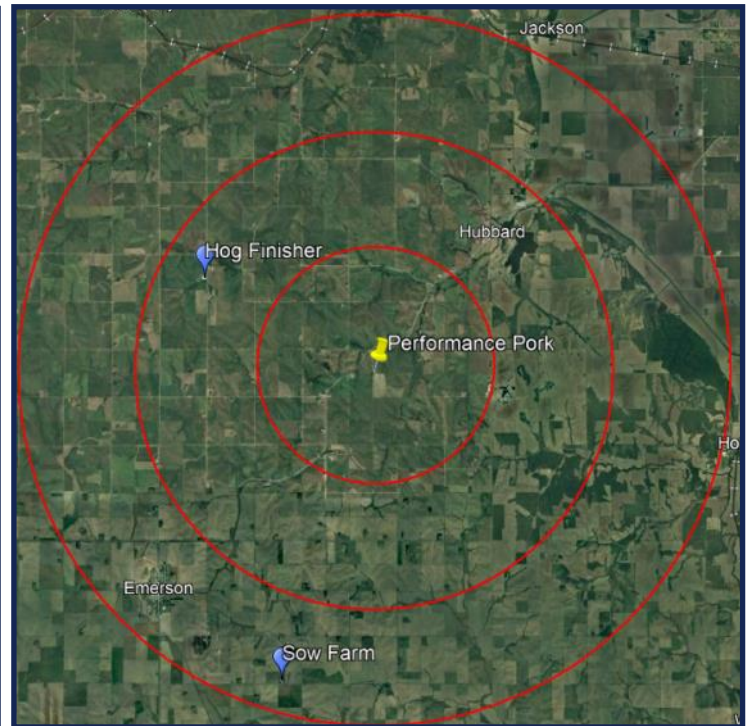
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**4,800 Wean to Finish Site
Dakota County, NE
9.30 Acres**



- (2) 101' x 197' Wean to Finish Buildings on 9.5 acres
- 15' x 20' biosecure office with a shower and laundry
- 60 KW backup LP generator for emergency power.
 - Water is supplied by an on-site well
 - Biosecurity Map: 2.5, 5, and 7 Mile Rings
- Nearest Pig is a Finisher 4 Miles Northwest
 - Sow Farm Located 6 plus miles to South

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:	Wean - Finish	
Year Built:	2007/2008	
Size:	101' x 197'	
Number of Rooms:	2	2
Pig Spaces:	2,400	2,400
Interior Room Dimensions:	50' x 196'	50' x 196'
Pens per Room:	(10) 19' 6" x 47' 2"	(10) 19' 6" x 47' 2"
Office/WR:	15' x 20' Center Office/Workroom	
Pit Depth:	8'	8'
Ventilation:	Power Tunnel	Power Tunnel
Ventilation Controller:	Airstream VT-110	Airstream VT-110
Emergency System(s):	Agri-Alert 800/ 60 KW LP Generator	Agri-Alert 800/ 60 KW LP Generator
Ceiling:	White Steel	White Steel
Flooring:	Concrete Slats	Concrete Slats
Feed System:	AP 1005 Flex	AP 1005 Flex
Feeders:	(10) 71" SS Wet Dry	(10) 71" SS Wet Dry
Waterers:	(20) SS Cups	(20) SS Cups
Load Out:	7' x 20' Attached Center Loadout	
Taxes:	\$4,121.82	

Site Upgrades from Original

- 2014: New Roofs
- 2021: Feeders, Gating, Feedlines, & Electrical Outlets
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Photos



North Finisher



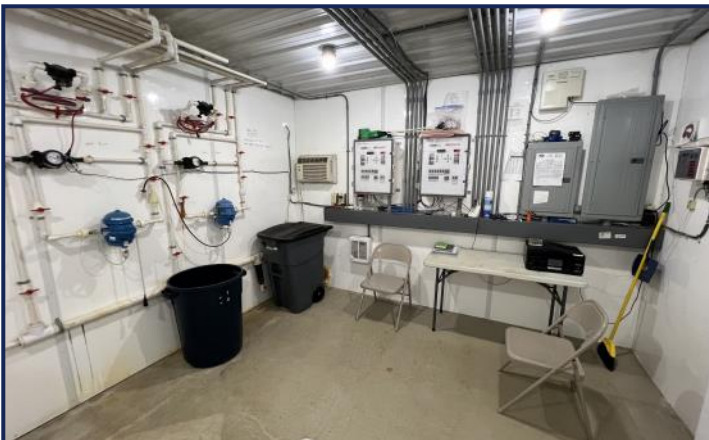
South Finisher



Northeast View



Southeast View



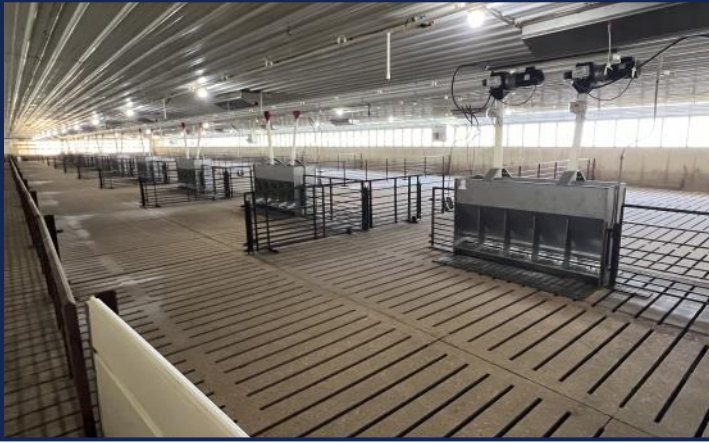
Controllers/Medicators



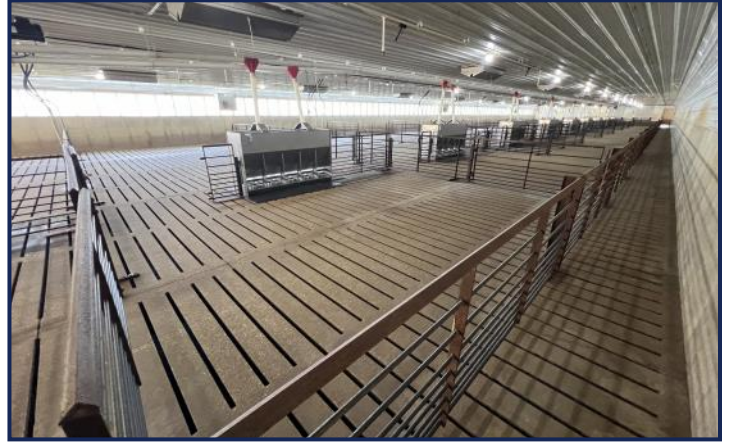
Office / Laundry

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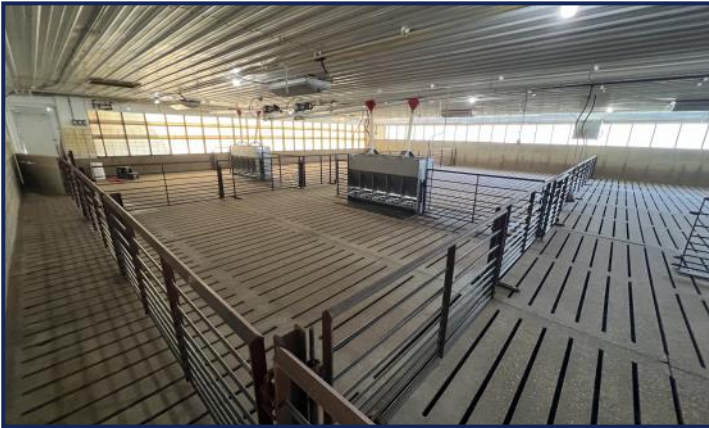
Photos



Room View



Pen Design



Tunnel Curtain End



Tunnel Fan End



W/D Feeder



Generator