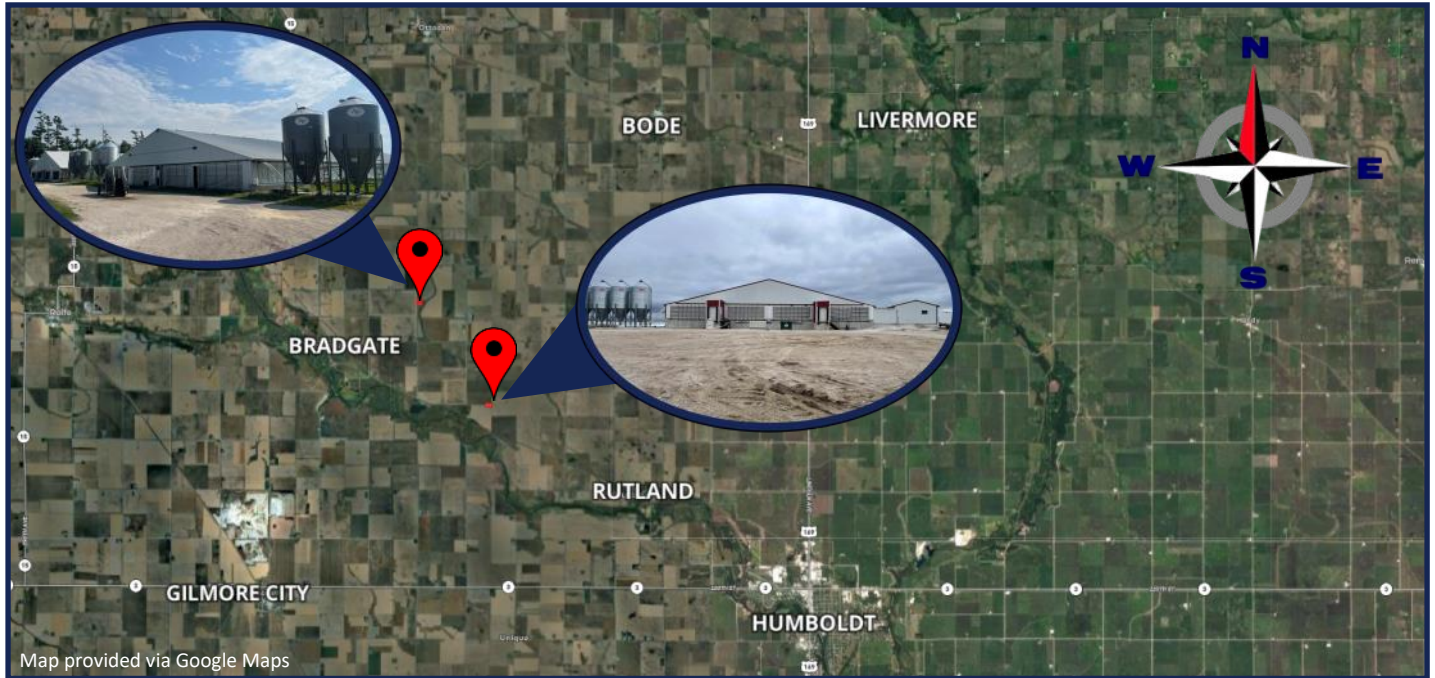


# Growthland

## Two Hog Finishers for Sale: 4,800 Head Wean-Finish & 2,400 Head Wean-Finish Humboldt County, Iowa



Growthland is offering for sale 7,200 Wean-Finish spaces in Humboldt County, Iowa composed of 2 sites located 4 miles apart. Sites may be purchased together or as individual sites.

### **4,800 Pig Space Site- \$1,090,000 or \$227/Space**

- Two 2,400 Pig Space barns with (2) 1,200 head rooms.
- Tunnel Ventilated Buildings with recent upgrades completed in 2023: Gating, Feeders, Feed Systems, & Inlets
- **Approximately 7 Years** left on contract grower agreement. Call agent for details.

### **2,400 Pig Space Site- \$860,000 or \$358/Space**

- High quality site with modern requirements for many pig producers: 2,400 spaces, tunnel ventilated, biosecure office, enclosed loadout, etc.
- **Approximately 8 Years** left on contract grower agreement. Call agent for details.

Labor in place at both sites and manure agreements available to review to allow for a smooth transition.

### Contact Us:

5475 Dyer Ave, #141  
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**4,800 Pig Spaces**  
**3.89 A M/L**  
**\$1,090,000 or \$227/Space**

**Wean to Finish Site**  
**Humboldt County, IA**

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**1624 Delaware Ave, Bradgate, IA**



## **Property Highlights:**

- Two 2400 Head (2) room Tunnel Ventilated Wean Finish Buildings with 81' x 235' outer dimensions
- Original build in 1995 **with 1 building complete rebuild in 2010.**
- Both buildings upgrades completed in 2023 with **NEW Gating, SS Feeders, Feed Systems and Actuated Inlets.**
- Buildings have Center 7' x 18' Controller/Med/Workroom
- EXPERT VT110 Room Controllers and BarnTalk Alarm System
- Approximately 7 Years left on transferable producer contract to approved buyer.
- Labor in place with desire to stay at site.
- Manure management plans and agreements available to review.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

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## 4,800 Head Wean Finish Site 1624 Delaware Ave Bradgate, IA

Site Overview				
Building Type:	2,400 Wean Finish		2,400 Wean Finish	
Year Built:	1995 Update 2023		1995 - Rebuild 2010 - Update 2023	
Size:	81' x 235' OD		81' x 235' OD	
Number of Rooms:	2		2	
Pig Spaces:	1200	1200	1200	1200
Interior Room Dimensions:	40' x 234' ID	40' x 234' ID	40' x 234' ID	40' x 234' ID
Pens per Room:	(43) 10'6"x 18'8" Pen (1) 7'7" x 18'8" Pen	(43) 10'6"x 18'8" Pen (1) 7'7" x 18'8" Pen	(43) 10'6"x 18'8" Pen (1) 7'7" x 18'8" Pen	(43) 10'6"x 18'8" Pen (1) 7'7" x 18'8" Pen
Office/WR:	Center 7'x18' Med/Workroom		Center 7'x18' Workroom/Shower/Laundry	
Pit Depth:	8'	8'	8'	8'
Ventilation:	Power-Tunnel	Power-Tunnel	Power-Tunnel	Power-Tunnel
Room Controller:	EXPERT VT-110	EXPERT VT-110	EXPERT VT-110	EXPERT VT-110
Emergency System:	Generator Hookup/BarnTalk/Powerdrops			
Ceiling:	White Steel	White Steel	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:	22 - 60" SS WF Fdrs	22 - 60" SS WF Fdrs	22 - 60" SS WF Fdrs	22 - 60" SS WF Fdrs
Waterers:	44 - SS Welded Cup	44 - SS Welded Cup	44 - SS Welded Cup	44 - SS Welded Cup
Load Out:	Portable			
Taxes:	\$1,350.00			



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## Photos



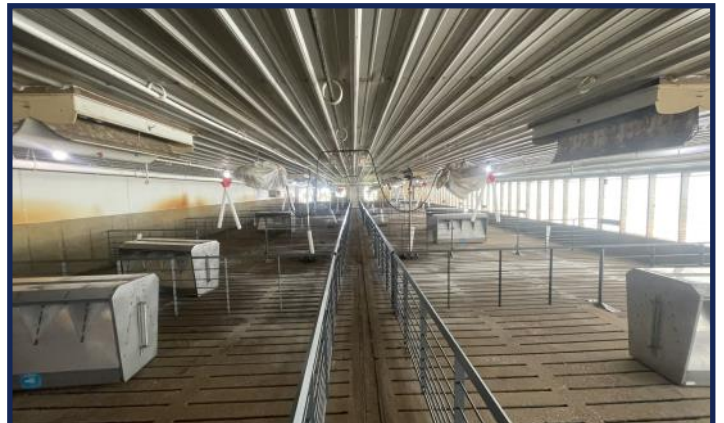
**Site View From SW**



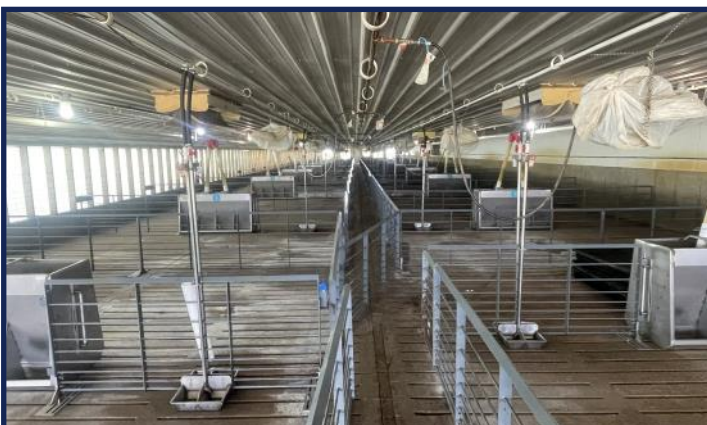
**Building Controller/Workroom**



**Room Controllers**



**Room View**



**2nd Room View**



**Interior**

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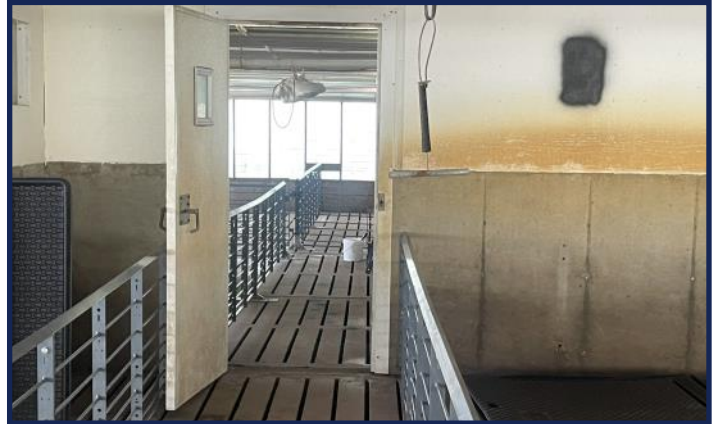
# Growthland

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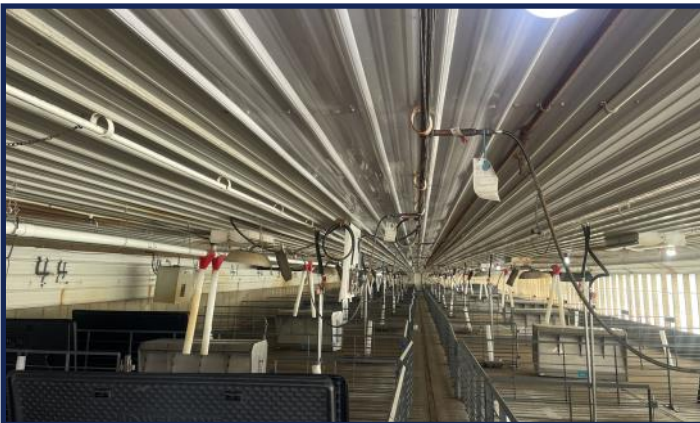
## Photos



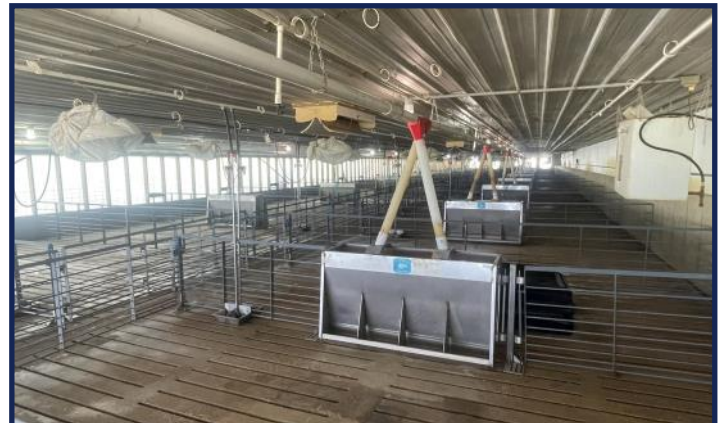
**Site View from NW**



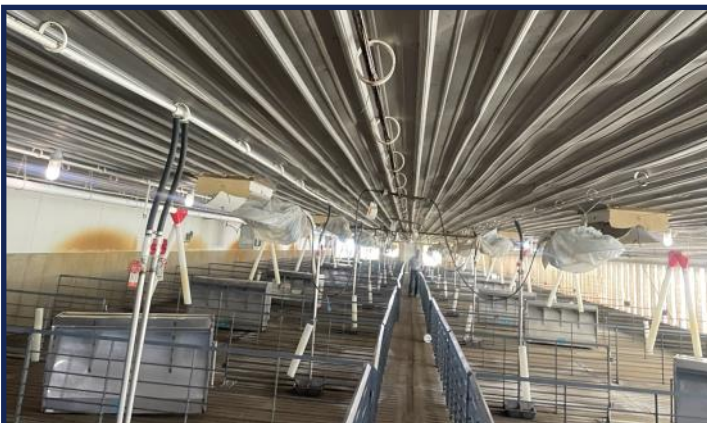
**2nd Room**



**View of 2nd Room**



**SS Feeders**



**Interior View**



**View from SE**

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**2,400 Pig Spaces**  
**2.38 A M/L**  
**\$860,000 or \$358/Space**

**Wean to Finish Site**  
**Humboldt County, IA**

**1442 180th St , Bradgate, IA**



## **Property Highlights:**

- 2400 Head (2) room Tunnel Ventilated Wean Finish Building with 101' x 193' outer dimensions
- Site was constructed in 2018 with first pig fill in January 2019.
- Attached 20' x 22' Site Office with Shower/Laundry/Bathroom for Biosecure Entrance
- EDGE Room Controller with AgriAlert site alarm and LP Generator
- Site was constructed with many features to minimize long-term maintenance.
- Approximately 8 Years left on transferable producer contract to approved buyer.
- Labor in place with desire to stay at site.
- Attached Enclosed Dock High Loadouts.
- Manure management plans and agreements available to review.

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# Growthland

**2,400 Head Site**  
**1442 180th St**  
**Bradgate, IA**

Site Overview		
Building Type:	2,400 Wean Finish	
Year Built:	2018	
Size:	101' x 193' OD	
Number of Rooms:	2	
Pig Spaces:	1,200	1,200
Interior Room Dimensions:	50' x 192'	50' x 192'
Pens per Room:	(36) 10'6"x 23'6" Pens	(36) 10'6" x 23'6" Pens
Office/WR:	20' x 22' Office with Shower/Laundry	
Pit Depth:	8'	8'
Ventilation:	Power-Tunnel	Power-Tunnel
Ventilation Controller:	Edge	Edge
Emergency System(s):	LP Auto Generator - AgriAlert	
Ceiling:	Aluminum	Aluminum
Flooring:	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 300 TOTT	Model 300 TOTT
Feeders:	18 - 70" SS WF Fdrs	18 - 70" SS WF Fdrs
Waterers:	DBL SS Welded Cup	DBL SS Welded Cup
Load Out:	Dock High Enclosed	Dock High Enclosed
Taxes:	\$1,976.00	

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## Photos



**Site View from SW**



**Site Office**



**Building Controller**



**Room View**



**Pen View**



**2nd Room View**

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## Photos



**2nd Room**



**Interior View**



**Room View**



**Concrete Slats**



**Fan End View**



**Site View from NE**

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## Notes