



**Dodge County, MN**  
**8.5 Acres M/L**

**Available for Bid**  
Bids due by July 30th, 2025 at 1:00 PM  
See Bid Process on Page 2

**Farm For Sale**  
**72371 140th Ave**  
**Blooming Prairie, MN 55917**

Located a Half a mile off of Minnesota Hwy 30 located between Blooming Prairie and Hayfield, MN.



- Well-maintained 3-bedroom home with attached 3-stall garage
- 56' x 60' Insulated shop, with a 26' wide overhead door, built in 2006, with in-floor heat
- Three feeder-to-finish swine facilities totaling 3,300 spaces, all well maintained
- Two facilities are power tunnel ventilated with pre-sort capabilities
- 2010 machine shed for equipment storage size 40' x 80'
- Property includes a whole farm emergency backup generator
- Solar panels installed in 2017, has reduced energy costs by approximately 53%



**Targeted Showing Dates:**  
**Tues, June 17th & Tues, July 15th**  
**Call Agent to schedule a time.**



**DEAN SCHOTT**

*Real Estate Agent*

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8.5 Acres M/L



### Bid Process

#### Bidding Process:

- Round 1: Prospects will submit a bid **by July 30th, 2025 at 1:00 PM. Ask agent for bid form.**
- Accepting property "as-is", "where-is"
- 5% earnest money with the bid

#### Seller Options:

- Accept one bid
- Determine to negotiate with one bid
- Reject all bids and retain ownership
- Round 2: Ask multiple bidders to provide a **highest and final offer by July 31st, 2025 at 10:00 AM.** Seller agrees to transact in Round 2

#### Terms:

Five percent of the purchase price required from successful bidder. Buyer(s) will sign Real Estate Sales Agreement and must be prepared for cash settlement of the purchase at the time of closing.

#### Closing:

Ideally within 45 days.

**Conditions:** This sale is subject to all easements, leases and any other restrictions of record. **Buyer(s) have inspected the property and understand they are purchasing the property "as-is, where-is".** Any expenses post-closing are solely the responsibility of the Buyer(s).

#### Agency:

Growthland and their Associates are Agents of the Seller.

### DISCLAIMER

The Seller has supplied the information contained in this Document. Growthland has not audited or otherwise confirmed this information and makes no representations, expressed or implied, as to its accuracy or completeness or the conclusions to be drawn and shall in no way be responsible for the content, accuracy, and truthfulness of such information. Any and all representations shall be made solely by the Seller as set forth in a signed agreement or purchase contract, which agreement or contract shall control the representations and warranties, if any. The marketing information presented in this material is the result of the Seller's representations and research utilizing sources and materials considered to be reliable and to contain information deemed to be relevant to the Properties but without any guarantees or specific statements or implied warranties. Properties being sold "as-is; where-is". By requesting this information package, the recipient acknowledges the responsibility to perform a due diligence review prior to any acquisition of in whole or in part and or merger or interest with or of the Seller.



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## **3,400 Feeder to Finish Spaces**

<b>Overview</b>			
<b>Building Type:</b>	Feeder to Finish	Feeder to Finish	Feeder to Finish
<b>Year Built:</b>	2002	2014	1992
<b>Size:</b>	81' x 201' OD	41' x 81' OD	25' x 131'
<b>Pig Spaces:</b>	2,000	1,000	300
<b>Number of Rooms:</b>	2	1	2
<b>Interior Room Dimensions:</b>	40' x 200'	40' x 80'	25' x 65' 25' x 73'
<b>Pens per Room:</b>	10	10	2
<b>Pit Depth:</b>	8'	8'	4'
<b>Ventilation:</b>	Power Tunnel	Power Tunnel	Power Ventilated
<b>Ventilation Controller:</b>	Expert VT-110	Expert VT-110	Manual Thermostats
<b>Emergency System(s):</b>	Backup Generator / Agri-Alert 800		
<b>Ceiling:</b>	White Steel	White Aluminum	Plywood
<b>Flooring:</b>	Concrete Gang Slats	Concrete Gang Slats	Concrete Gang Slats
<b>Feed System:</b>	Flex Flo 300	Flex Flo 300	Flex Flo 300
<b>Feeders:</b>	70" Dry Feeders	82" W/D Feeders	76" Dry Feeders
<b>Waterers:</b>	(8) SS Cup Waterers	Feeder with Integrated Waterer	(40) SS Cup Waterers
<b>Load Out:</b>	Attached Loadout	Attached Dock Height Loadout	Portable Loadout
<b>Office/WR:</b>	Attached Workrooms, Controller, and Medicator		



**Southeast Aerial**



**East Aerial**



**House with attached 3 stall garage**



**Dining Room**



**Heated Shop**



**Interior of Heated Shop**



**Machine Shed**



**Interior of machine shed**



**Outbuildings**



**Finisher**



**Solar**



**Generator**



**North Finisher**



**Attached Workroom**



**Interior**



**Pen Design**



**Tunnel Fan End**



**Controllers**



**Middle Finisher**



**Workroom**



**Room View**



**Pen Design**



**Tunnel Fan End**



**Workroom**