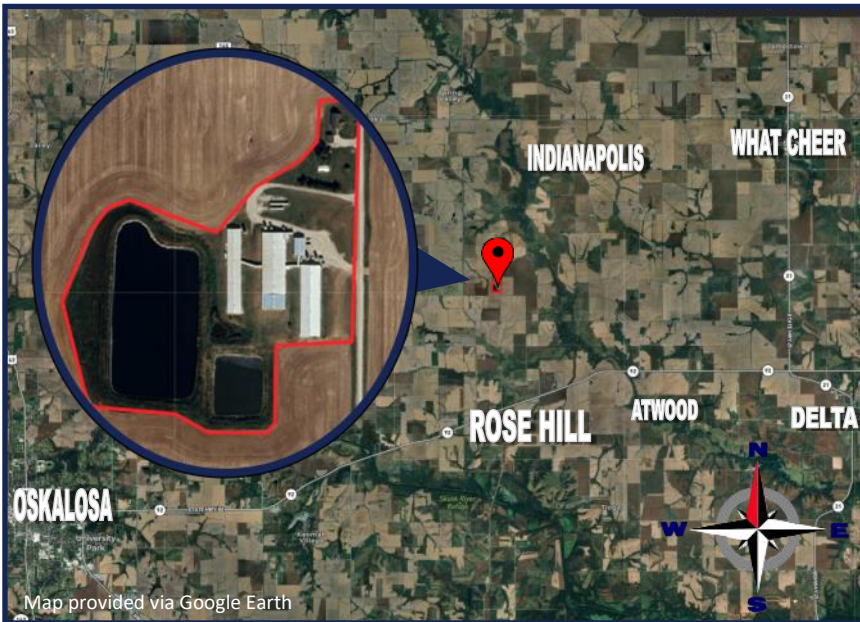




**Available for Bid**  
**Bids due**  
**July 9th, 2025 at 2 PM**  
 See Bid Process on Page 2

## Mahaska County, IA

## Swine Facility 13.26 A M/L



Overview	Sow Spaces	Finishing Spaces*
Permitted Capacity	1,250	TBD
West Gestation Spaces	573	1,250*
Gestation Spaces	1,180	1,750*
Farrowing Spaces	254	TBD

Growthland is offering for Sale a 1,250 Head Sow Farm located on 13.26 Acres M/L in Mahaska County, Iowa that can continue in operation as a sow unit or convert to a finishing site. Originally constructed in 1994, new roof steel 2014-2016 along with new attic insulation. Two farrowing rooms added in 2007.

- Biosecure entrance with an office, two showers, kitchen, bathroom and laundry
- **West gestation with a full slat replacement in 2012!**
- Auto start 100 KW Site generator, Barn Talk site alarm, transport size propane tanks
- Well maintained three bedroom dwelling (north of swine facility) includes a two stall garage with a new roof in 2024, and an out building.
- **\* Possible Conversion to 3,000 HEAD SWINE FINISHING SITE between East Gestation and West Gestation buildings . Estimated at approximately 7.5 sq ft/pig.**
- NOTE: BUYER to REVIEW Current PERMIT STATUS and responsible for SITE PERMIT CONVERSION to finishing

**Targeted Showing Dates:**  
 Mon., May 19th & Mon., June 9th  
**Call Agent to schedule a time.**



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## Swine Facility 13.26 A M/L

### Bid Process

#### Round One:

- Prospects will submit a bid **by July 9th, 2025 at 2:00 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 10th, 2025 at 2:00 PM.** Seller agrees to transact in Round 2



**Targeted Showing Dates:**  
Mon., May 19th & Mon., June 9th  
**Call Agent to schedule a time.**

- 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:** Seller has strong desire to close as soon as possible and will evaluate bids accordingly.
- 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.



## Swine Facility 13.26 A M/L

Site Overview				
Building Type:	Breeding - East Gestation	West Gestation	Farrowing	
Number:	1	1	1	
Dimensions:	61' x 225' OD	41' x 251' OD	71' x 192' OD	
Year Built:	1994	1994	1994/2007	1994
Number of Rooms:	1	1	(4) 1994 (2) 2007	7
Room Dimensions	60' x 224' ID	40' x 250' ID	(6) 21'7" x 65" ID	(7) 14'6" x 65' ID
Pig Spaces:	658	513	144	110
Pens per Room:	(652) 23" x 7' Stalls (2) 7' x 8' Pens	(333) 23" x 7" Stalls (12) 8'6" x 18' x 5" Pens	(24) 5' x 7' Farrowing Stalls	(14) 6' x 8' (1 room) (16) 6' x 8' (6 rooms)
Pit Depth:	Shallow Pit	Shallow Pit	Pull Plug	Pull Plug
Ventilation:	Power-Tunnel	Power-Tunnel	Power	Power
Ventilation Controller:	EXPERT Series 2	EXPERT Series 2	Evolution 1200	Evolution 1200
Emergency System(s):	100 KW Generator/BarnTalk Alarm System/Backup Thermostats			
Ceiling:	Aluminum	Aluminum	Aluminum	Aluminum
Flooring:	50/50 Concrete Slat	Concrete Slats	(2) Plastic/Cast (4) Wire	(7) Wire Decking
Feed System:	Flex to Sow Drop	Flex to Sow Drop	Flex to Hopper	Flex to Hopper
Feeders:	SS Trough	SS Trough	Sow Max	Sow Max
Waterers:	Nipples	Nipples	Nipples	Nipples
Load Out:	10' x 20' Holding room with Attached Enclosed Loadout			
Office:	30' x 50' Attached with 2 Showers, Office, Breakroom/Kitchen, 1 Bathroom, Laundry.			
Taxes:	Estimated \$3,037			

**Possible Conversion to 3,000 HEAD SWINE FINISHING SITE:** approximately 3,000 spaces between Gestation and Gilt development. Estimated at approximately 7.5 sq ft/pig.

Excellent Property on 13.26 acres with swine facilities, dwelling, two stall garage and a out building with a large yard.





**Northeast View**



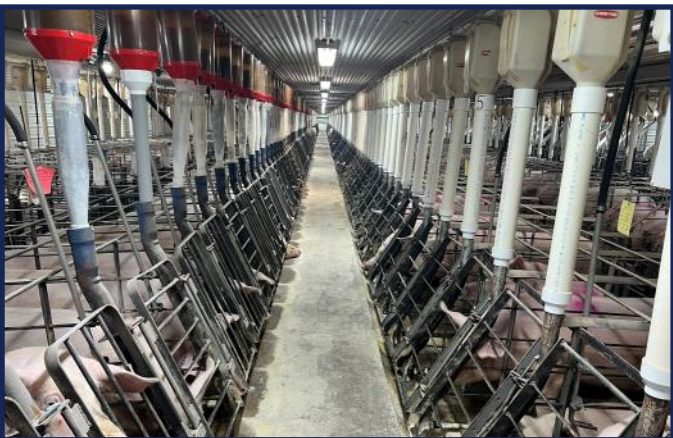
**Southeast View**



**Office Entrance**



**East Gestation Controller**

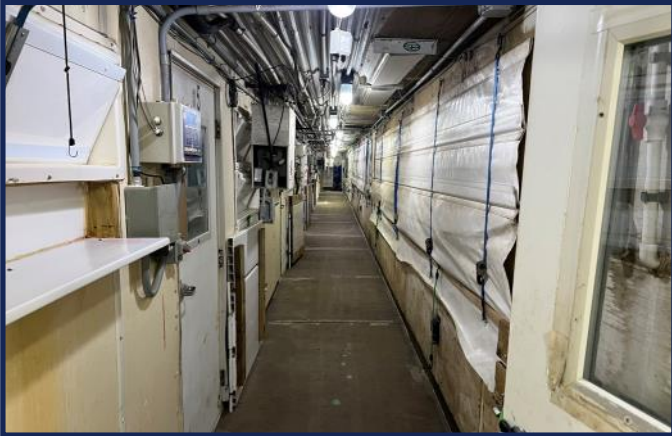


**Front Alley in East Gestation**



**Back Alley in East Gestation**





**Farrowing Hallway**



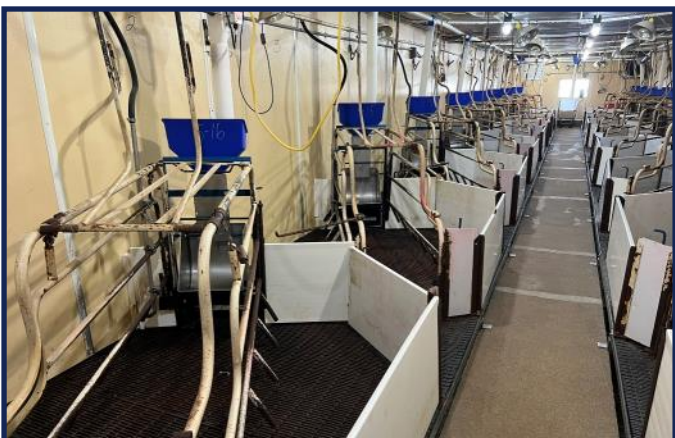
**Medicine Room**



**Farrowing Room**



**Farrowing Room**



**Angle Crate Rooms**



**Farrowing Controller**





**West Gestation Crates**



**Back Alley in West Gestation**



**West Gestation Pens**



**West Gestation Controller**



**Dwelling**



**Out Building**