



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

Mahaska & Monroe County, IA

7 Swine Wean Finish Sites 11,547 Spaces

Offering Overview

- Offering seven wean to finish sites in Mahaska & Monroe Counties via a Bid Process.
- Ideally sized finishers with each site nearly identical configurations.
- Sites in close proximity allowing for convenient oversight and labor resourcing.
- Manure management plans and manure agreements available for prospect to review.
- **Seller Terms of Sale on page 3.**
- **Bids due by July 1st at 2:00 PM. See next page for further details.**
- Buyer can bid on **one site, multiple sites or all sites as one bid.** Ask agent for bid form.



Site	Permitted Spaces	# Acres	Year Built	Outer Dimensions	General Description
RV10	1,249	1.44 A M/L	2014	(One) 51' x 201'	2022 New Expert VT-110 Controller and BarnTalk
RV9	1,249	1.02 A M/L	2013	(One) 51' x 201'	New Expert Controller and BarnTalk in 2022
RV7	1,200	0.99 A M/L	2007	(One) 51' x 191'	2022 New Expert Controller and BarnTalk. 2016 Tunnel Fan End Wall
RV6	1,200	2.03 A M/L	2006	(One) 51' x 191'	2022 New Expert Controller and BarnTalk. 2016 Tunnel Fan End Wall
RV5	1,200	2.24 A M/L	2006	(One) 51' x 191'	2022 New Expert Controller and BarnTalk. 2016 Tunnel Fan End Wall
RV4 RV8	2,449	2.48 A M/L	2006 2012	(One) 51' x 191' (One) 51' x 201'	Two barn site. New Expert VT-110 Controller and BarnTalk Alarm in 2022. New Tunnel Fan End Wall in 2016 on RV4 barn
RV 1-3	3,000	8.39 A M/L	1994	(Three) 43'x200'	Majority of feed tanks replaced in 2020. Full slat replacement in 2011

Targeted Showing Dates:
Tues, May 20th & Tues, June 10th
Call Agent to schedule a time.



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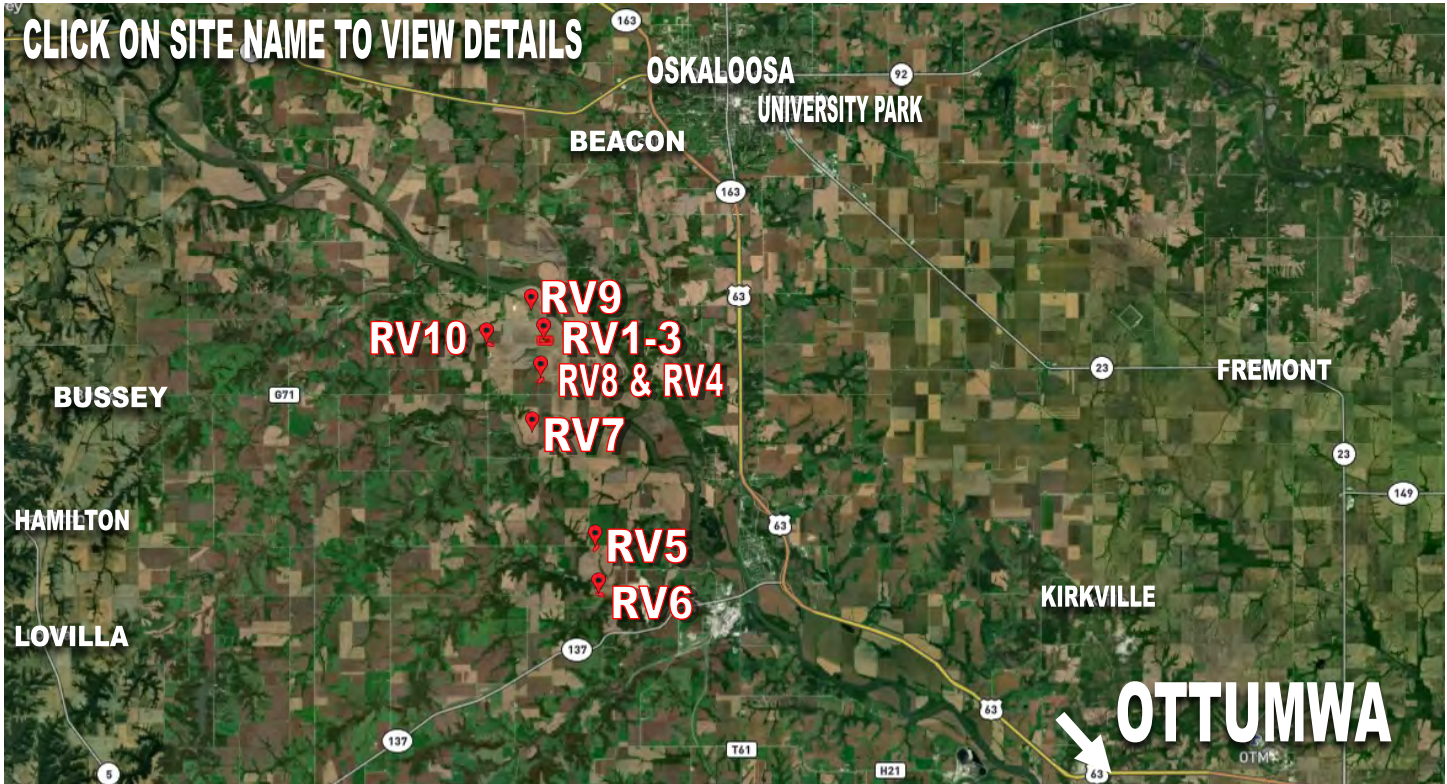


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7 Swine Wean Finish Sites

11,547 Spaces
Sale Method—Bid Process
Mahaska & Monroe County, IA



Bid Process

Bidding Process:

- Round 1: Prospects will submit a bid on one site, any combination of sites, or all sites combined **by July 1st 2025 at 2:00 PM. (Seller to give preference towards a combination bid!)**

Ask agent for bid form.

- Accepting property "as-is", "where-is"
- Seller may accept an offer at anytime prior to bid date.**

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 2nd 2025 at 2:00 PM.** Seller agrees to transact in Round 2

Terms:

See Seller Terms of Sale on page 3.
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.



Targeted Showing Dates:
Tues, May 20th & Tues, June 10th
Call Agent to schedule a time.



7 Swine Wean Finish Sites
11,547 Spaces
Sale Method—Bid Process
Mahaska & Monroe County, IA

Sale Contingent Upon

- Sale will close on facilities as soon as possible with Seller retaining use of facilities, via Temporary Lease Agreement between the Seller and the Buyer, with the Buyer paying all costs except labor in order to finish out the Seller's remaining hogs. A Market Based Lease Rate will be \$33.00 per pig space per year. It is expected that the first facility will be empty beginning in late July 2025 and continue through January 2026. The Lease will terminate for each site independently on the day the Seller's pigs leave and the barn is washed.
- Seller to retain manure rights for use of buildings in swine production and will pay the cost of application as long as no material change occurs in the composition of the manure. Manure Application Agreements are forthcoming with specifics.
- Should the new owner ever desire to sell the sites, Seller requires a 30 day Right of First Refusal to match any bona-fide offer. Agreement forthcoming.
- Seller desires the buyer grant permanent recorded Ingress\Egress Easements to allow Seller to access the Seller's crop ground via hog site driveways as necessary. Documents forthcoming.
- Buyer will not preform any activities on the properties that will interfere with sellers normal farming practices.

Other Non-Contingencies

- Seller is willing to discuss an Option to Purchase additional land per site for possible expansion of sites in the future.
- Site RV-1-3 has access to a well that is not on the property. Buyer may negotiate use and access to the well if desired.
- Seller desires to continue to farm on the sites as close as possible to the barns and will work with the owner to reach a mutual agreement if possible

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.



1,249 Wean to Finish Site
2998 Galeston Ave.
Oskaloosa, IA
1.44 Acres M/L

RV10



***See Survey for Exact Boundaries**

Site Information

- Single barn site built in 2014, Power/Tunnel Ventilated
- **Upgraded VT-110 controller and BarnTalk alarm system in 2022**
- Interior dimensions 50' x 200' with presort capabilities
- Aluminum ceilings with actuated inlets
- 18 ton feed bins in tandem with bin agitators
- Load chute is located at the end of the barn



1,249 Wean to Finish Site
2998 Galeston Ave.
Oskaloosa, IA
1.44 Acres M/L

RV10

Site Overview	
Building Type:	Wean to Finish
Year Built:	2014
Size:	51' x 201' OD
Pig Spaces:	1,249
Number of Rooms:	1
Interior Room Dimensions:	50' x 200' ID
Pens per Room:	(20) 19'8" x 23'8"
Workroom:	7' x 9' Workroom with Controller/Medicator
Pit Depth:	8' Deep
Ventilation:	Power - Tunnel
Ventilation Controller:	Expert VT-110
Emergency System(s):	BarnTalk/Power Drops/Backup Thermostats
Ceiling:	Aluminum
Flooring:	Concrete Slats
Feed System:	Flex Flow 300/Tandem
Feeders:	(20) 114" Tube Feeders
Waterers:	Part of Feeder
Load Out:	Adjustable Loadout
Estimated Taxes:	\$1,019



Southwest View



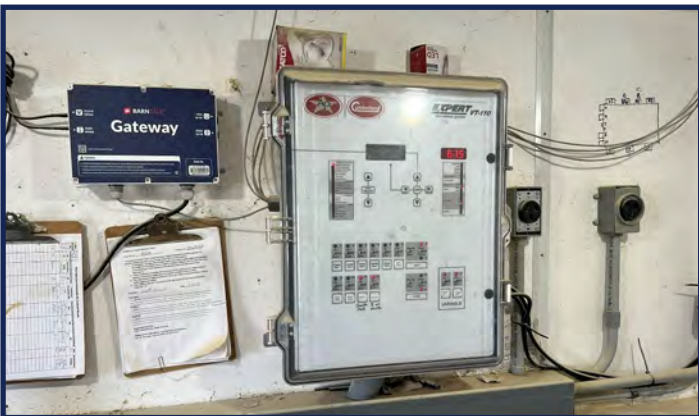
North Side



Interior



Pen Design



Controller/Alarm



Feeder



1,249 Wean to Finish Site
1765 295th St.
Oskaloosa, IA
1.02 Acres M/L

RV9



***See Survey for Exact Boundaries**

Site Information

- Single barn site built in 2013, Power/Tunnel Ventilated
- **Upgraded VT-110 controller and BarnTalk alarm system in 2022**
- Interior dimensions 50' x 200' with presort capabilities
- Aluminum ceilings with actuated inlets
- 18 ton feed bins in tandem with bin agitators
- Attached dock height loadout



1,249 Wean to Finish Site
1765 295th St.
Oskaloosa, IA
1.02 Acres M/L

RV9

Site Overview	
Building Type:	Wean to Finish
Year Built:	2013
Size:	51' x 201' OD
Pig Spaces:	1,249
Number of Rooms:	1
Interior Room Dimensions:	50' x 200' ID
Pens per Room:	(20) 19'8" x 23'8"
Workroom:	7' x 9' Workroom with Controller/Medicator
Pit Depth:	8' Deep
Ventilation:	Power - Tunnel
Ventilation Controller:	Expert VT-110
Emergency System(s):	BarnTalk/Power Drops/Backup Thermostats
Ceiling:	Aluminum
Flooring:	Concrete Slats
Feed System:	Flex Flow 300/Tandem
Feeders:	(20) 114" Tube Feeders
Waterers:	Part of Feeder
Load Out:	Dock Height Loadout
Estimated Taxes:	\$1,378



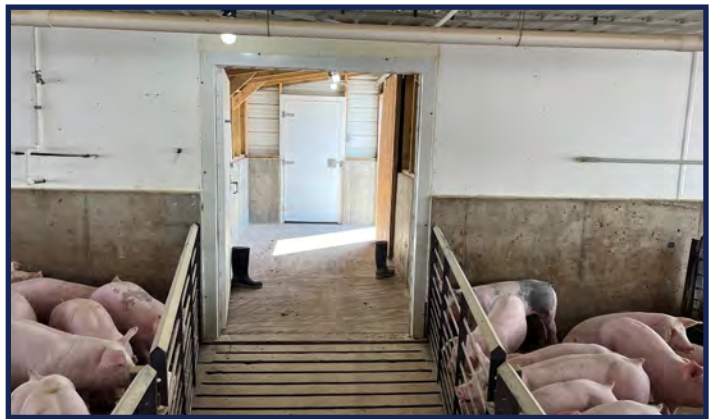
Southeast View



Northwest View



Interior



Interior Loadout



Feeder Design

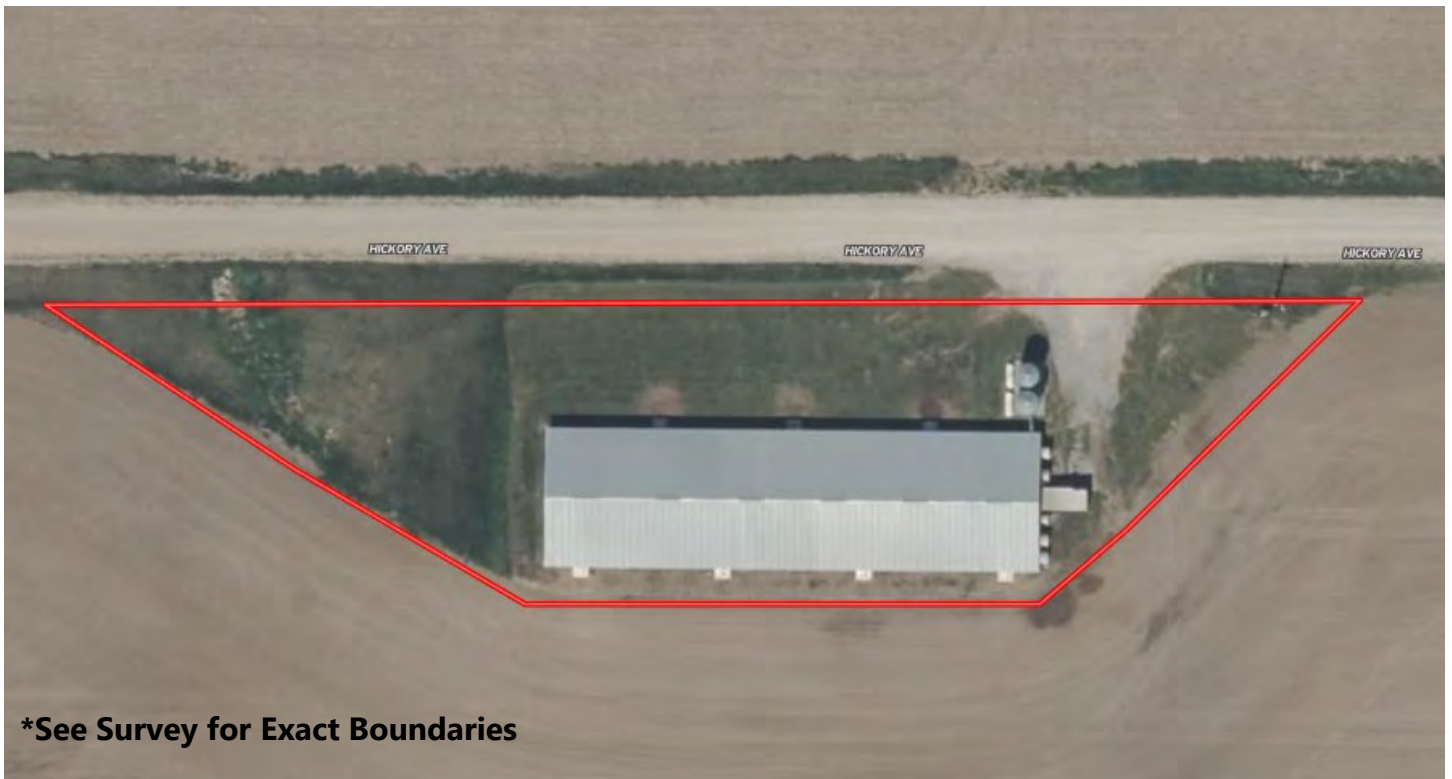


Medicator Room



1,200 Wean to Finish Site
3150 Hickory Ave
Eddyville, IA
0.99 Acres M/L

RV7



***See Survey for Exact Boundaries**

Site Information

- Single barn site built in 2007; **new tunnel fan end wall replaced in 2016**
- **Upgraded VT-110 controller and BarnTalk alarm system in 2022**
- Interior dimensions 50' x 190' with presort capabilities
- Plastic Ag-Tuf Ceilings with actuated inlets
- 18 ton feed bins in tandem with bin agitators
- Attached dock height loadout



1,200 Wean to Finish Site
3150 Hickory Ave
Eddyville, IA
0.99 Acres M/L

RV7

Site Overview	
Building Type:	Wean to Finish
Year Built:	2007
Size:	51' x 191' OD
Pig Spaces:	1,200
Number of Rooms:	1
Interior Room Dimensions:	50' x 190' ID
Pens per Room:	(20) 19'8" x 23'8"
Workroom:	4'6" x 10' Workroom with Controller/Medicator
Pit Depth:	8' Deep
Ventilation:	Power - Tunnel
Ventilation Controller:	Expert VT-110
Emergency System(s):	BarnTalk/Power Drops/Backup Thermostats
Ceiling:	Plastic Ag-Tuf
Flooring:	Concrete Slats
Feed System:	Flex Flow 300/Tandem
Feeders:	(20) 2 - 48" Tube Feeders
Waterers:	Part of Feeder
Load Out:	Dock Height Loadout
Estimated Taxes:	\$822



Northeast View



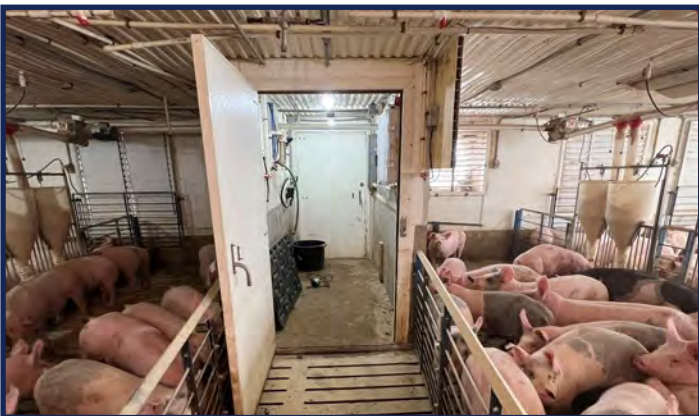
Northwest View



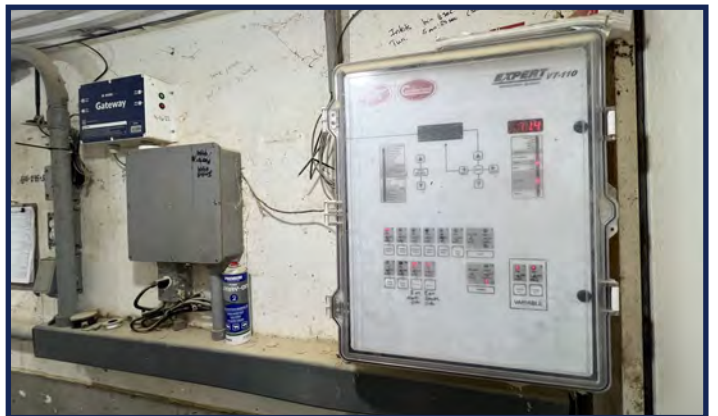
Pen Design



Tunnel Curtain End



Workroom



Controller



1,200 Wean to Finish Site
7127 112th St
Eddyville, IA
2.03 Acres M/L

RV6



***See Survey for Exact Boundaries**

Site Information

- Single barn site built in 2006; **new tunnel fan end wall replaced in 2016**
- **Upgraded VT-110 controller and BarnTalk alarm system in 2022**
- Interior dimensions 50' x 190' with presort capabilities
- Plastic Ag-Tuf ceilings with actuated inlets
- 18 ton feed bins in tandem with bin agitators
- Load chute is located at the end of the barn



1,200 Wean to Finish Site
7127 112th St
Eddyville, IA
2.03 Acres M/L

RV6

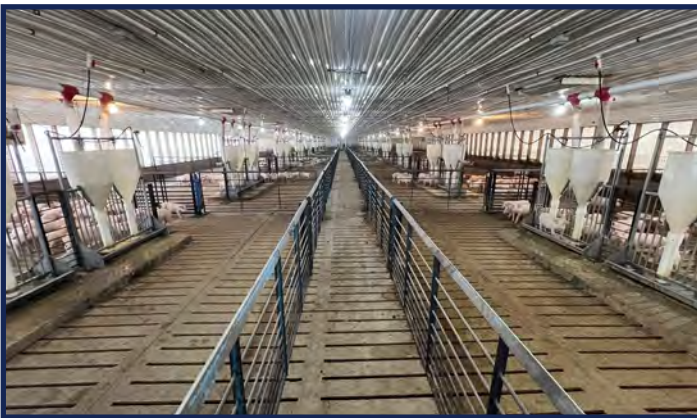
Site Overview	
Building Type:	Wean to Finish
Year Built:	2006
Size:	51' x 191' OD
Pig Spaces:	1,200
Number of Rooms:	1
Interior Room Dimensions:	50' x 190' ID
Pens per Room:	(20) 19'8" x 23'8"
Workroom:	4'6" x 10' Workroom with Controller/Medicator
Pit Depth:	8' Deep
Ventilation:	Power - Tunnel
Ventilation Controller:	Expert VT-110
Emergency System(s):	BarnTalk/Power Drops/Backup Thermostats
Ceiling:	Plastic Ag-Tuf
Flooring:	Concrete Slats
Feed System:	Flex Flow 300/Tandem
Feeders:	(20) 2 - 48" Tube Feeders
Waterers:	Part of Feeder
Load Out:	Adjustable Loadout
Estimated Taxes:	\$310



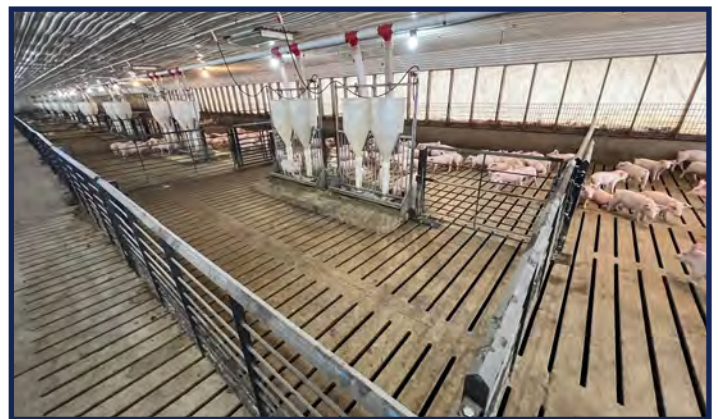
Entry View



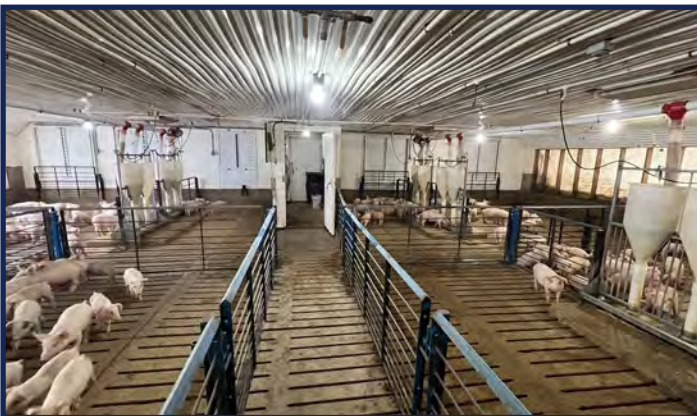
Southwest View



Room View



Pen Design



Tunnel End/Workroom



Controller



1,200 Wean to Finish Site
1914 340th St
Eddyville, IA
2.24 Acres M/L

RV5



Site Information

- Single barn site built in 2006; **new tunnel fan end wall replaced in 2016**
- **Upgraded VT-110 controller and BarnTalk alarm system in 2022**
- Interior dimensions 50' x 190' with presort capabilities
- Plastic Ag-Tuf Ceilings with actuated inlets
- 18 ton feed bins in tandem with bin agitators
- Load chute is located at the end of the barn



1,200 Wean to Finish Site
1914 340th St
Eddyville, IA
2.24 Acres M/L

RV5

Site Overview	
Building Type:	Wean to Finish
Year Built:	2006
Size:	51' x 191' OD
Pig Spaces:	1,200
Number of Rooms:	1
Interior Room Dimensions:	50' x 190' ID
Pens per Room:	(20) 19'8" x 23'8"
Workroom:	4' x 10' Workroom with Controller/Medicator
Pit Depth:	8' Deep
Ventilation:	Power - Tunnel
Ventilation Controller:	Expert VT-110
Emergency System(s):	BarnTalk/Power Drops/Backup Thermostats
Ceiling:	Plastic
Flooring:	Concrete Slats
Feed System:	Flex Flow 300/Tandem
Feeders:	(20) 2 - 48" Tube Feeders
Waterers:	Part of Feeder
Load Out:	Adjustable Loadout
Estimated Taxes:	\$320



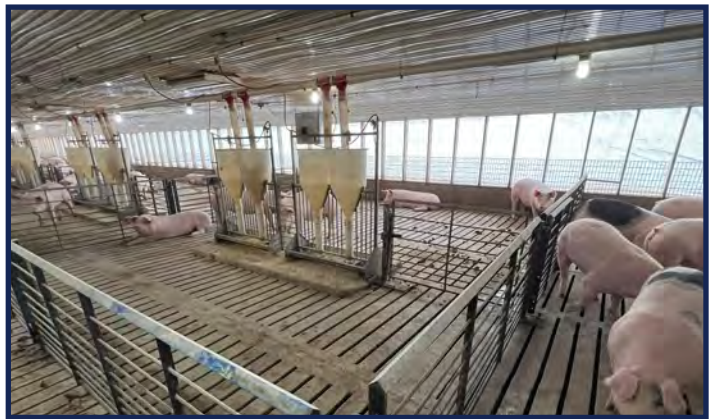
Northwest View



Southeast View



Room View



Pen Design



Tunnel Curtain End



Controller



2,449 Wean to Finish Site
3086 Hickory Ave.
Oskaloosa, IA
2.48 Acres M/L

RV8 & RV4



***See Survey for Exact Boundaries**

Site Information

- Two barn site, 2,449 wean to finish spaces; North barn built in 2012 and South barn in 2006
- **Expert VT-110 Controllers and BarnTalk alarm system installed 2022**
- New tunnel fan end wall replaced on the south barn in 2016
- Power or Tunnel Ventilated with built in workroom
- Presort capabilities with fast alley
- Both barns with adjustable load chutes



2,449 Wean to Finish Site
3086 Hickory Ave.
Oskaloosa, IA
2.48 Acres M/L

RV8 & RV4

Site Overview		
Building Type:	Wean to Finish	Wean to Finish
Year Built:	2012	2006
Size:	51' x 201' OD	51' x 191' OD
Pig Spaces:	1,249	1,200
Number of Rooms:	1	1
Interior Room Dimensions:	50' x 200' ID	50' x 190' ID
Pens per Room:	(20) 19'8" x 23'8"	(20) 19'1" x 23'8"
Workroom:	7' x 9' Workroom with Controller/Medicator	9'10"x 4'3" Workroom with Controller/Medicator
Pit Depth:	8' Deep	8' Deep
Ventilation:	Power - Tunnel	Power - Tunnel
Ventilation Controller:	Expert VT-110	Expert VT-110
Emergency System(s):	BarnTalk/Power Drops Backup Thermostats	BarnTalk/Power Drops/Backup Thermostats
Ceiling:	Aluminum	Plastic Ag-Tuf
Flooring:	Concrete Slats	Concrete Slats
Feed System:	Flex Flow 300/Tandem	Flex Flow 300/Tandem
Feeders:	(20) 114" Tube Feeders	(20) 2 - 48" Tube Feeders
Waterers:	Part of Feeder	Part of Feeder
Load Out:	Adjustable Loadout	Adjustable Loadout
Estimated Taxes:	\$2,030	



Road View



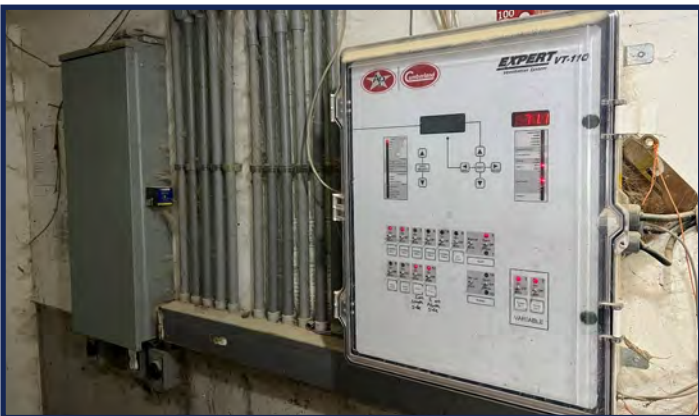
Northeast View



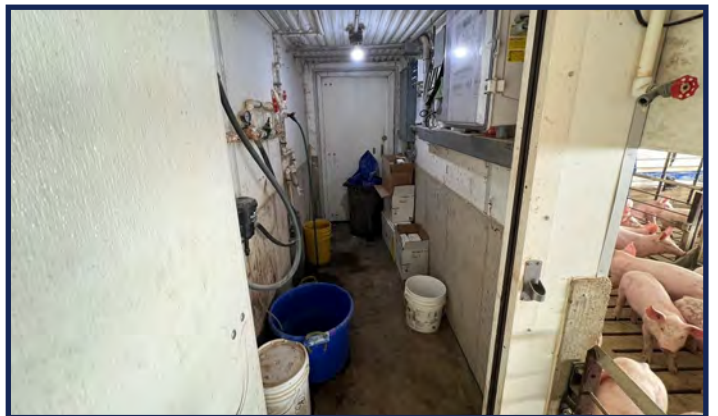
Interior



Tunnel Fan End



Controller

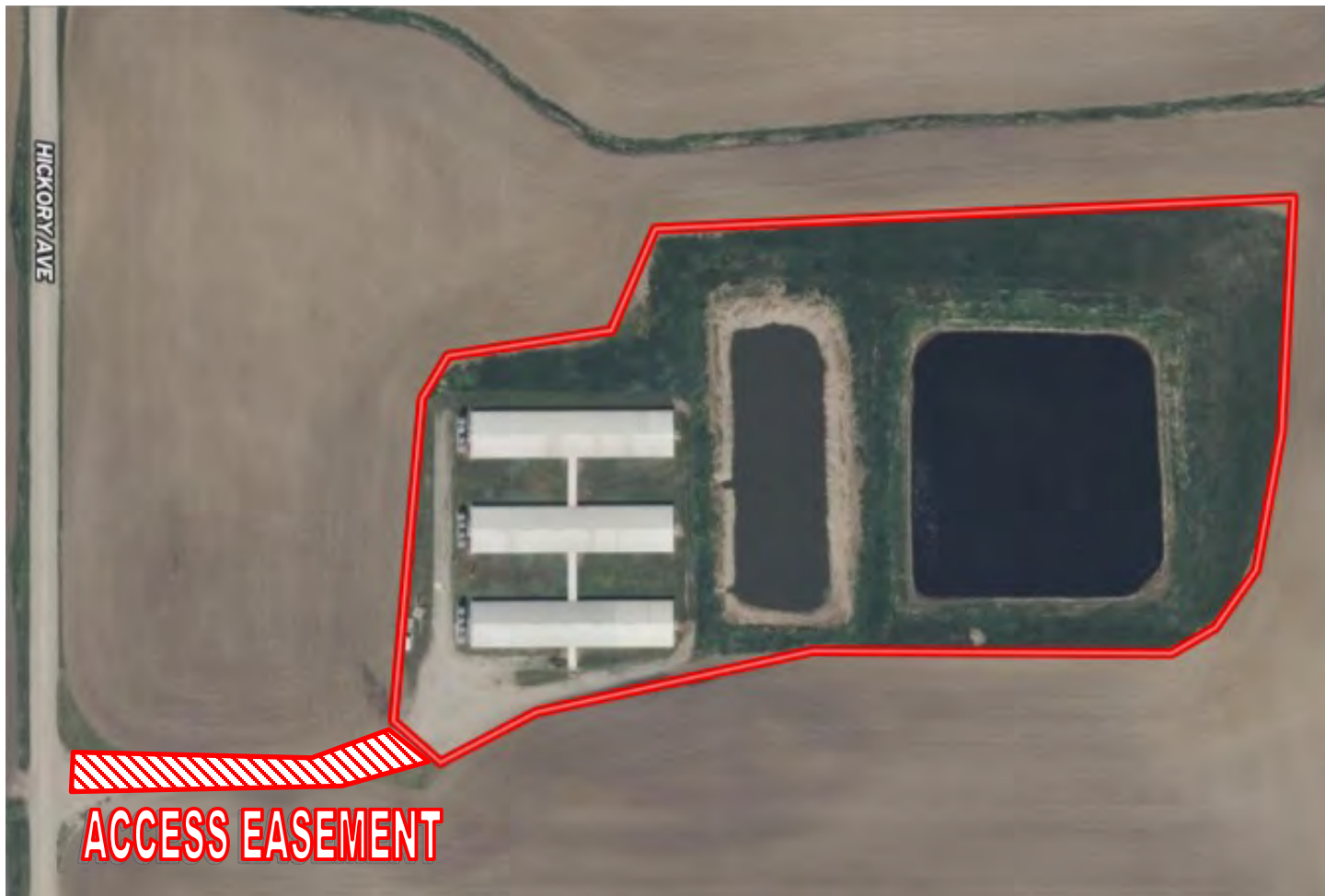


Workroom



3,000 Wean to Finish Site
2998 Hickory Ave.
Oskaloosa, IA
8.39 Acres M/L

RV1-3



***See Survey for Exact Boundaries**

Site Information

- Built in 1994; **Majority of the feed tanks replaced in 2020**
- **Full slat replacement in 2011!**
- New roof on south barn in 2016. Middle and North barn roofs replaced in 2010
- BarnTalk alarm system was added in **2022**
- Middle hallway connecting buildings for added biosecurity
- Well is located in the field next to the site. With rural water backup
- Shallow pit with pull plug design



3,000 Wean to Finish Site
2998 Hickory Ave.
Oskaloosa, IA
8.39 Acres M/L

RV1-3

Site Overview			
Building Type:	Wean to Finish		
Year Built:	1994		
Size:	43' x 200' OD		
Pig Spaces:	1,000	1,000	1,000
Number of Rooms:	2	2	2
Interior Room Dimensions:	42' x 96' ID	42' x 96' ID	42' x 96' ID
Pens per Room:	(20) 9'6" x 20'	(20) 9'6" x 20'	(20) 9'6" x 20'
Pit Depth:	Shallow Pit	Shallow Pit	Shallow Pit
Ventilation:	Power - Natural	Power - Natural	Power - Natural
Ventilation Controller:	Hired Hand Evolution 1200	Hired Hand Evolution 1200	Hired Hand Evolution 1200
Emergency System(s):	BarnTalk/Power Drops		
Ceiling:	Aluminum	Aluminum	Aluminum
Flooring:	Concrete Slats	Concrete Slats	Concrete Slats
Feed System:	Flex Flow 300	Flex Flow 300	Flex Flow 300
Feeders:	(10) 50" Dry Feeders	(10) 50" Dry Feeders	(10) 50" Dry Feeders
Waterers:	(40) SS Cup Waterers	(40) SS Cup Waterers	(40) SS Cup Waterers
Load Out:	Attached 52" x 17'		
Office/WR:	6' x 50' Connecting Hallway between barns		
	Majority of the Feed Tanks new in 2020. New roof on South building in 2016, Middle and North buildings replaced in 2010		
	Full slat replacement in 2011		
Estimated Taxes:	\$1,049		



Northwest View



Southeast View



Room View



Pen Design



Controller/Alarm



Connecting Hallway