



2604 330th St,  
Wayland, IA

**Washington County,  
Iowa**

**Available for Bid**  
**Bids Due June 18th, 2025**  
**at 1 PM**

Bid Process Outlined on Page 2

**2,400 Head Wean to Finish Site**  
**& 140 Acres M/L**  
**Available in 2 Tracts or Combination**



Tract	Type	Comments
1	<b>2.88 Acres M/L</b> 2,400 Head Wean to Finish	Power natural ventilated facility, built in 2001. Small pen design, dry feeders with SS cup waterers. Center attached loadout with middle hallway. <b>Current integrator has strong interest in a long term contract!</b>
2	<b>140 Acres M/L</b> Includes Ponds & Cabin	Includes a blend of cropland, timber and pasture and hoop building. Cabin with two ponds located among a grove of mature trees



**JOHN AIRY**

*Real Estate Agent, Farm Manager  
Auctioneer*

Licensed In Iowa

☎ 319-350-0474

✉ john@growthland.com



**DEAN SCHOTT**

*Real Estate Agent*

Licensed In IA, IL, MN, MO & NE

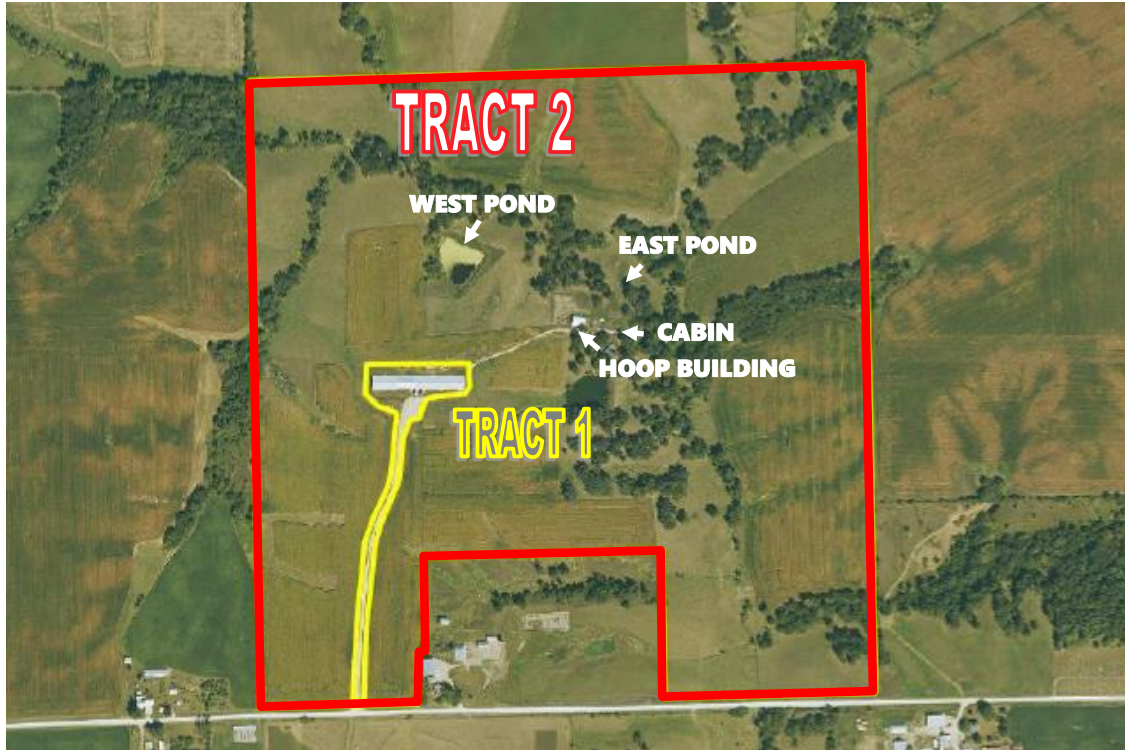
☎ 319-631-0050

✉ dean@growthland.com



## Bid Process

### Bids Due June 18th, 2025 at 1 PM



#### Bidding Process:

- Prospects will submit a bid on tract 1, tract 2 or combination **by June 18th, 2025 at 1 PM. Ask agent for bid form.**
- Tracts will be sold in the manner—individual or combined— that results in the highest total price.
- Accepting property “as-is”, “where-is”

#### Seller Options:

- Accept one bid
- Determine to negotiate with one bid
- Ask multiple bidders to provide a highest and final offer by **June 19th, 2025 at 10 AM**
- Reject all bids.

**Terms:** Ten 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. **Subject to bankruptcy court approval.**

**Closing:** Ideally close within 45 days of final offer date

**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). **Subject to court approval.**

**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.



# Tract 1

## 2,400 Head Wean to Finish Site

### 2.88 Acres M/L

2604 330th St., Wayland, IA

Site Overview		
Building Type:	Wean to Finish	
Year Built:	2001	
Size:	51' x 391'	
Pig Spaces:	1,200	1,200
Number of Rooms:	1	1
Interior Room Dimensions:	50' x 190' ID	50' x 190' ID
Pens per Room:	(40) 9' 6" x 23' 5"	(40) 9' 6" x 23' 5"
Office/WR:	11' x 50' Center Workroom	
Pit Depth:	8' Deep	8' Deep
Ventilation:	Power - Natural	Power - Natural
Ventilation Controller:	Hired Hand Evolution 1200	Hired Hand Evolution 1200
Emergency System(s):	BarnTalk Alarm System	
Ceiling:	White Steel	White Steel
Flooring:	Concrete Slats	Concrete Slats
Feed System:	Flex Flow 300/Tandem	Flex Flow 300/Tandem
Feeders:	(20) 56" Dry Feeders	(20) 56" Dry Feeders
Waterers:	(40) SS Cup Waterers	(40) SS Cup Waterers
Load Out:	Attached Loadout 4" x 23'	
Taxes:	Estimated \$1,124	

Power Natural Ventilated Wean to Finish Barn  
 Dimensions 51' x 391' OD  
 Two room design with center loadout





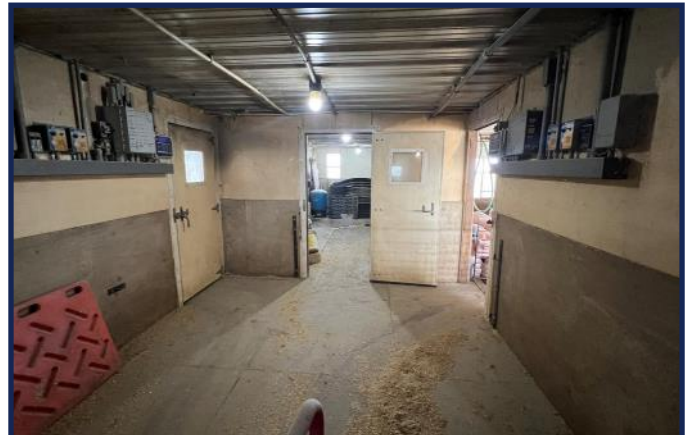
**Entry View**



**Southeast View**



**Northwest View**



**Middle Core Area**



**Room View**



**Pen Design**





**End Wall Fans**



**Room Entry**



**Room Controller**



**Dry Feeder**



**SS Cup Waterer**



**Brooders / Mats**



## Tract 2 140 Acres M/L

### Property Details

#### Legal Description

A tract in the SW1/4 of Section 26, Township 74 North, Range 7 West, Washington County, Iowa. Exact legal to come from abstract.

**Township:** Marion

#### Location

Three miles northeast of Wayland and five miles southwest of Crawfordsville.

#### Acreage Breakdown:

**Taxable Acres:** 140.7\*  
**Tillable Acres:** 93.39  
**FSA Acres:** 141.77  
**CRP Acres:** 8.15

**Soil Productivity:** **Tillable CSR2:** 37.8

**Property Taxes:** Estimated \$2,232

**Parcel Numbers:** 1526300001 1526300005  
1526300002

**School District:** Waco Community School

**FSA Farm Base Acres:** **Corn Base Acres:** 39.79  
**Corn PLC Yield:** 127  
**Soybean Base Acres:** 40.21  
**Soybean PLC Yield:** 46

#### Conservation Reserve Program (CRP):

8.15 Acres at \$198.34/Acre = \$1,616.00 annually, expires 09/30/2033

#### Comments:

The property features two ponds - a north pond serving as a water source for livestock and an east pond perfect for recreational enjoyment. A small cabin located near the east pond offers a peaceful retreat surrounded by natural beauty.

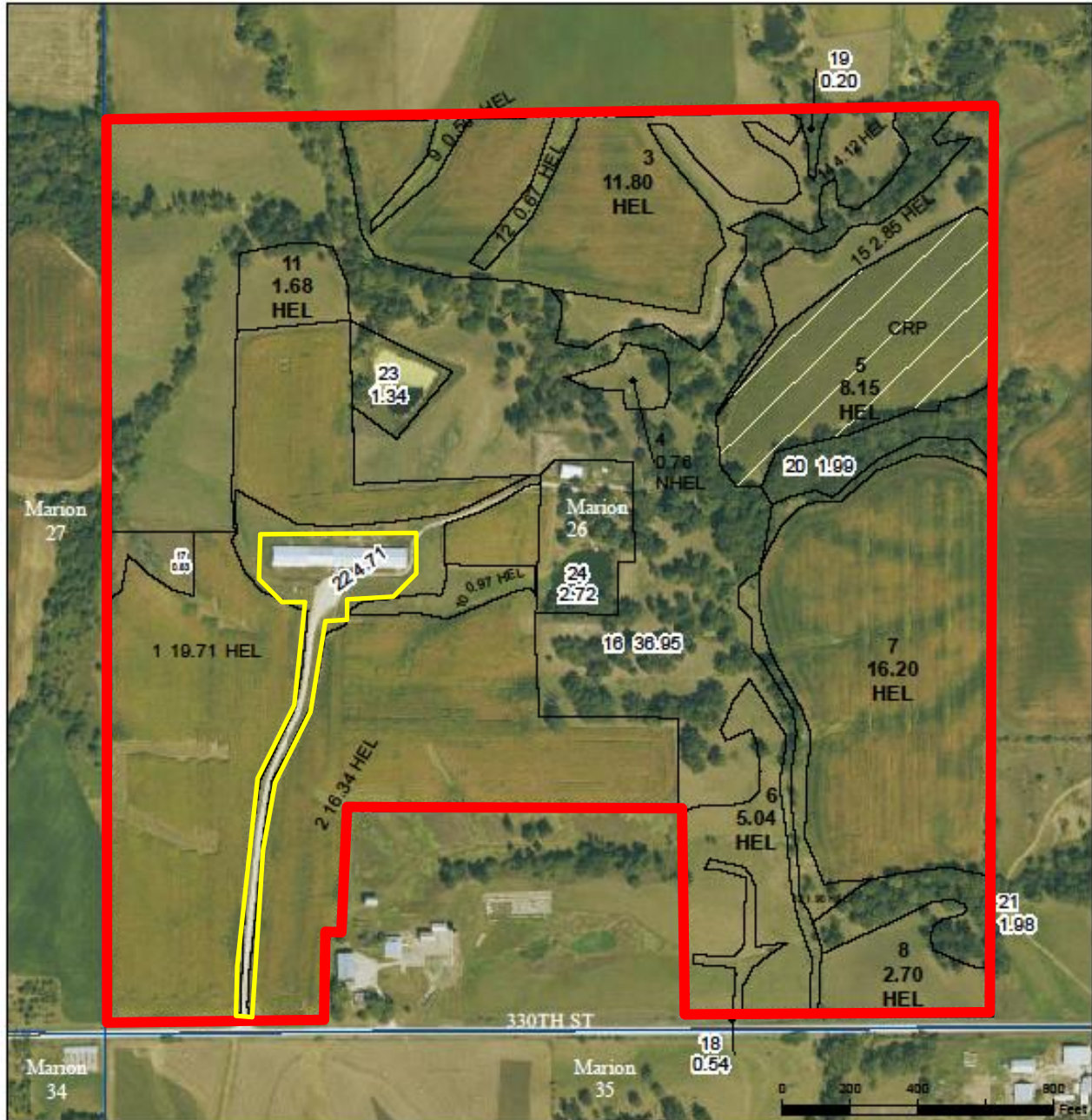


# Tract 2 FSA Map



United States  
Department of  
Agriculture

Washington County, Iowa



## Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

## Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 93.39 acres

2025 Program Year

Map Created February 13, 2025

Farm 4265

Tract 2610

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

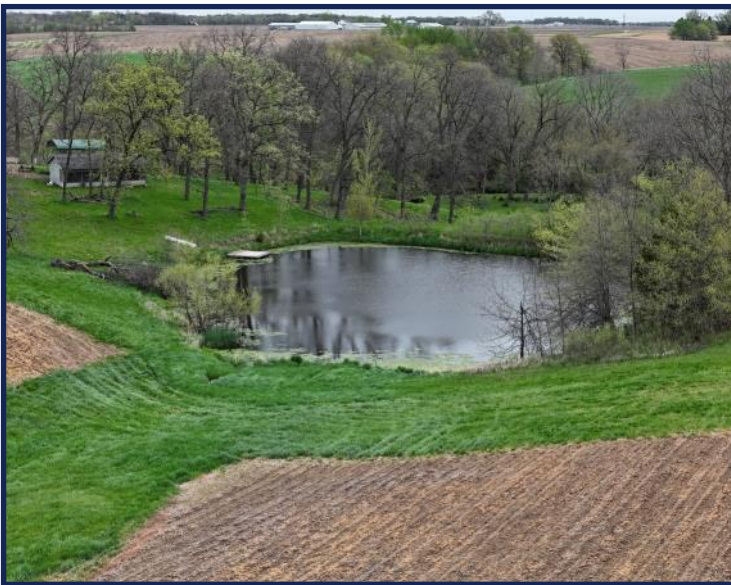




**Aerial**



**Hoop Building**

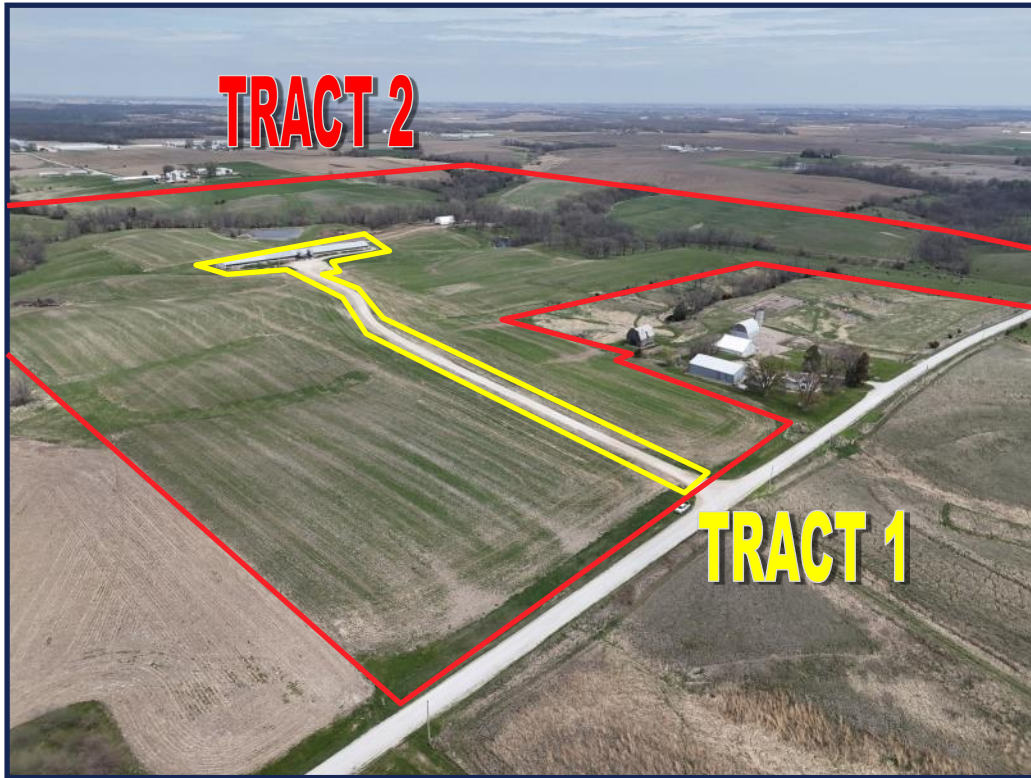


**East Pond & Cabin**

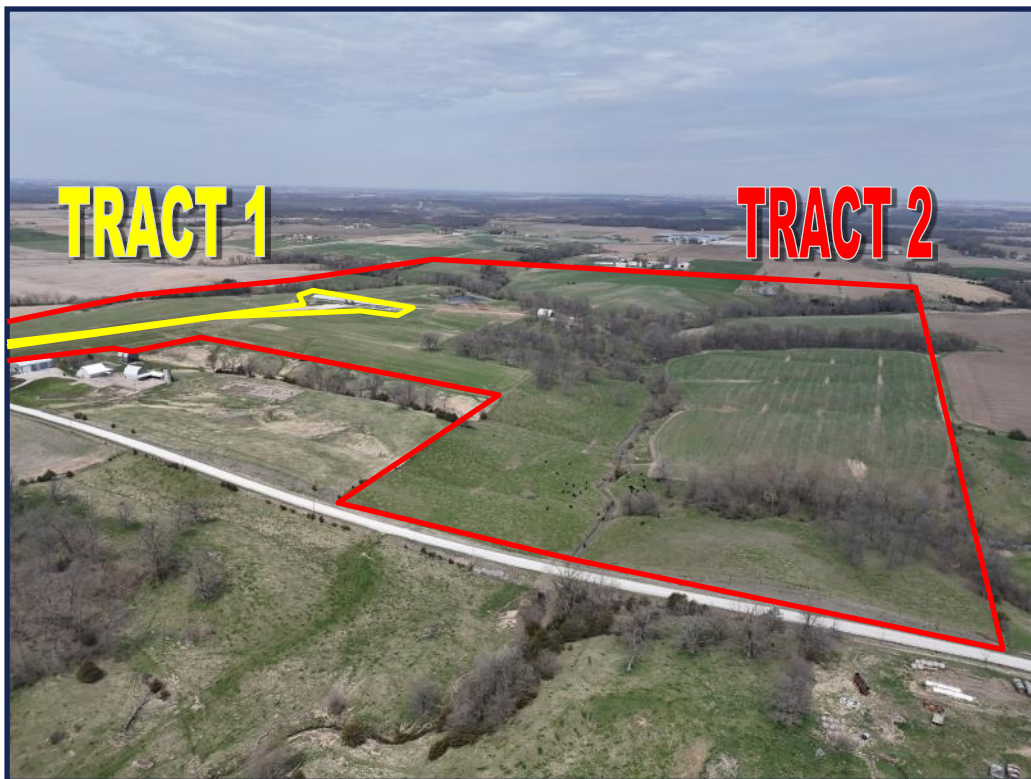


**Cabin**

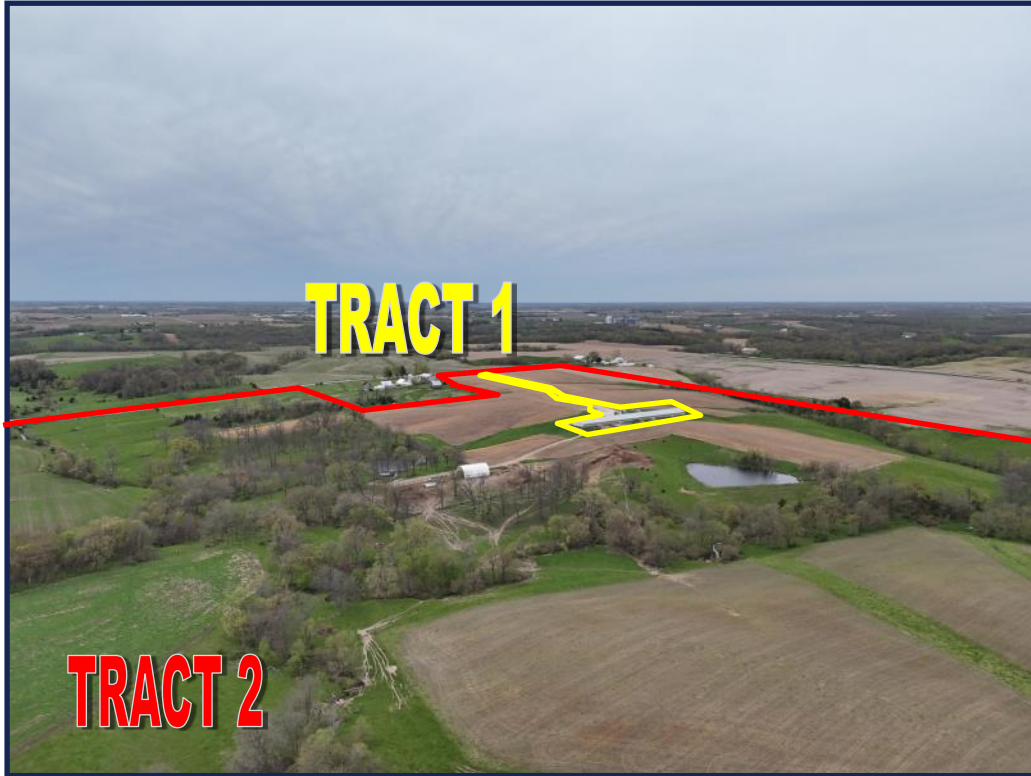




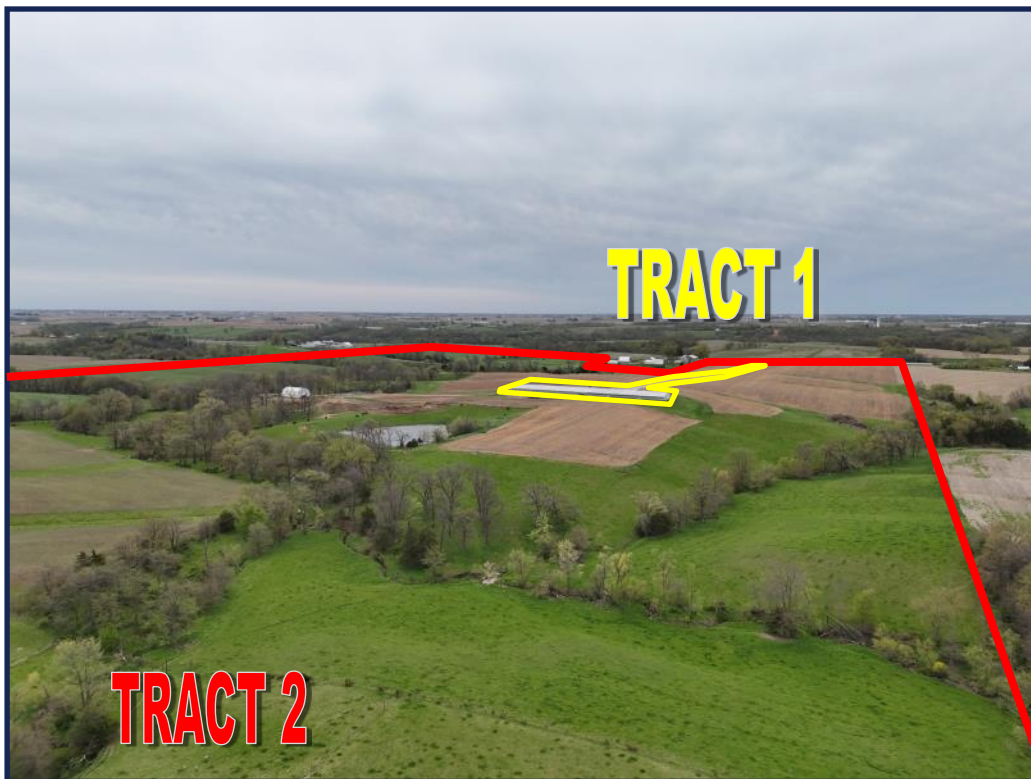
View from the southwest looking northeast



View from the southeast looking northwest



View from the northeast looking southwest



View from the northwest looking southeast