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*Where Knowledge and Expertise Create Opportunity*

# Two - 2,080 Head Wean to Finish Spaces 4.83 Acres M/L

## 4406 Hwy 169 Lakota, IA

## Kossuth County, IA

## $873,600 ($210/space)

### Property Highlights

- Opportunity to own a well maintained wean to finish site, with extensive capital improvements in 2020. **See page 2 for a full list of details.**
- Two room design built in 2000 with outer dimensions of 51' x 318' per barn.
- Power natural ventilated buildings, with small pen design, SS dry feeders with double cup waterers per pen.
- **Roofs replaced in 2015**
- Contract grower agreement with triple net terms has approximately 4 years remaining with major pig producer. Subject to assignment approval.
- Longer contract without triple net terms potentially available, subject to approval.

**Call Agent for Details**

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# Two - 2,080 Head
# Wean to Finish Spaces
# 4.83 Acres M/L

## Aerial Map

- Two - 51’ x 318’ Wean to Finish barns
- Bio-secure office with shower, restroom, and laundry
- Enclosed load chutes
- 2 - 36 ton bins in tandem per barn
- Well on-site

## 2020 Capital Improvements

- Bio-Secure office built with shower, restroom, and laundry facilities
- Installed attached covered load-outs for each facility
- New gating package to maintain 35 head pens in each barn
- New 70” SS Feeders throughout
- Installed new ceiling with white steel
- New VALCO Controllers for each room
- Re-insulated attics in both buildings
- Added actuated inlets
- All new feedlines and parts installed
- Added one 36" fan per room in each barn
- Added waterlines and misters on the ceilings
- SS cup waters installed in each pen
- Upgraded brooder heaters

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# Two - 2,080 Head Wean to Finish Spaces 4.83 Acres M/L

| Site Overview | | |
|---|---|---|
| **Building Type:** | Wean to Finish | |
| **Year Built:** | 2000 | |
| **Size:** | 51' x 318' | 51' x 318' |
| **Pig Spaces:** | 2,080 | 2,080 |
| **Number of Rooms:** | 2 | 2 |
| **Interior Room Dimensions:** | 50' x 154' ID | 50' x 154' ID |
| **Pens per Room:** | (28) 10' x 23' 7"<br>(4) 7' x 23'7" | (28) 10' x 23' 7"<br>(4) 7' x 23'7" |
| **Office/WR:** | Workroom, Shower, Restroom, Washer and Dryer | |
| **Pit Depth:** | 8' Deep | 8' Deep |
| **Ventilation:** | Power - Natural | Power - Natural |
| **Ventilation Controller:** | Valco Ventra Pro | Valco Ventra Pro |
| **Emergency System(s):** | Hawk Alarm System/ Power Drops | |
| **Ceiling:** | White Steel | White Steel |
| **Flooring:** | Concrete Slats | Concrete Slats |
| **Feed System:** | Flex Flow 300/Tandem | Flex Flow 300/Tandem |
| **Feeders:** | (16) Dry Feeders | (16) Dry Feeders |
| **Waterers:** | (60) SS Cup Waterers | (60) SS Cup Waterers |
| **Load Out:** | Attached Enclosed | |
| **Taxes:** | $1,072.00 | |

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# Photos

West Aerial

Southwest View

Northwest View

Southeast View

Bio-Secure Office

Interior Load Chute

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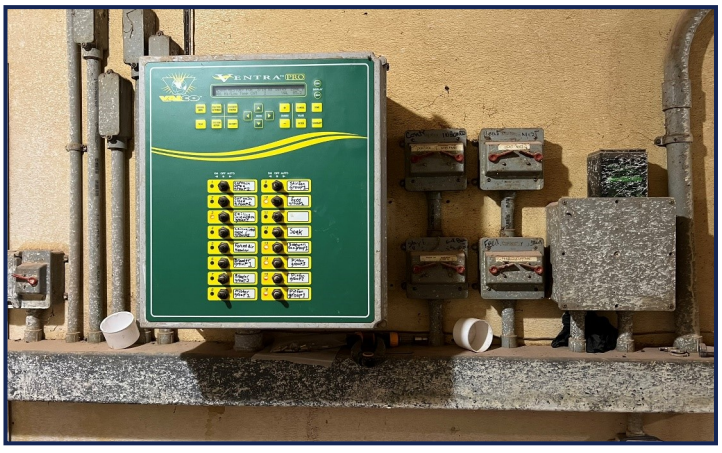
# Photos

Room View

Room View

Pen Design

Feeder



Controller

Alarm System