



**Two - 2,000 Head
Wean to Finish Spaces
4.83 Acres M/L**

Kossuth County, IA

**4406 Hwy 169
Lakota, IA**

\$840,000 (\$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'.
- Power natural ventilated buildings, with small pen design, SS dry feeders with double cup waterers per pen.
- **Roofs replaced in 2015**
- Contract grower agreement has approximately 4 years remaining with major pig producer. Subject to assignment approval.
- Manure management plans and agreements available to review.

Call Agent for Details



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Aerial Map



- 51' x 318' Wean to Finish site
- 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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Site Overview		
Building Type:	Wean to Finish	
Year Built:	2000	
Size:	51' x 318'	51' x 318'
Pig Spaces:	2,000	2,000
Number of Rooms:	2	2
Interior Room Dimensions:	50' x 154' ID	50' x 154' ID
Pens per Room:	(28) 10' x 23' 7" (4) 7' x 23' 7"	(28) 10' x 23' 7" (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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West Aerial



Southwest View



Northwest View



Southeast View



Bio-Secure Office



Interior Load Chute



Room View



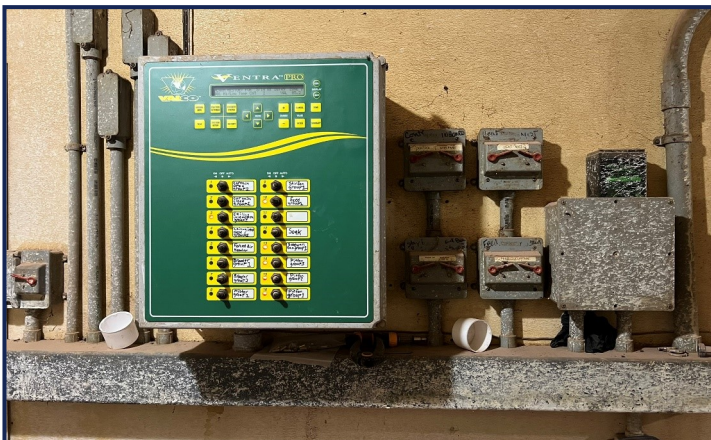
Room View



Pen Design



Feeder



Controller



Alarm System