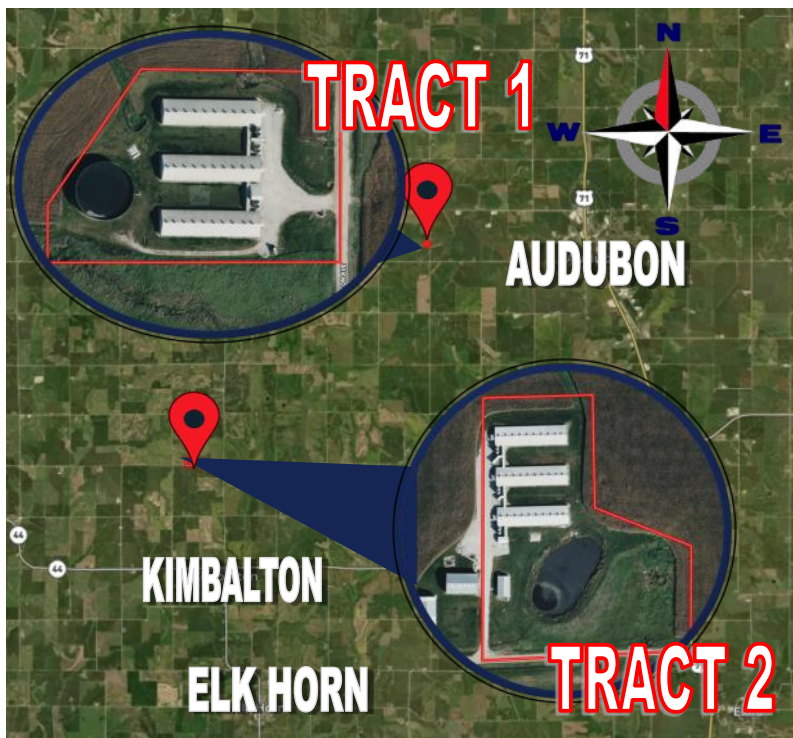




**Two-3,498 Pig Space
Wean to Finish Sites
Available in 2 Sites or Combination**

Audubon County, IA

**Tract 1: \$550,000 (\$157/Space)
Tract 2: \$425,000 (\$122/Space)**



Tract 1: 1961 Falcon Ave, Audubon, IA

3,498 Wean to Finish Site

\$550,000 or \$157 per Pig Space

- Three 1,166 head Murphy Style wean to finish barns, built in 1998, in excellent condition
- **Major capital biosecurity improvements completed in 2020. Connecting hallways, stationary loadouts, and office storage**
- Approximately 3 1/2 Years left on a transferable producer contract to approved buyer.
- Manure management plans and agreements available to review.

Tract 2: 1025 240th St, Elk Horn, IA

3,498 Wean to Finish Site

\$425,000 or \$122 per Pig Space

- Three 1,166 head Murphy wean to finish barns built in 1995, well maintained and in good condition
- **Major capital biosecurity improvements completed in 2021. Connecting hallways, stationary loadouts, and bio secure office**
- Long term contract with a major integrator. Automatic renewal provisions apply
- Manure management plans and agreements available to review.



DEAN SCHOTT

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JAKE HANSEN

Real Estate Agent

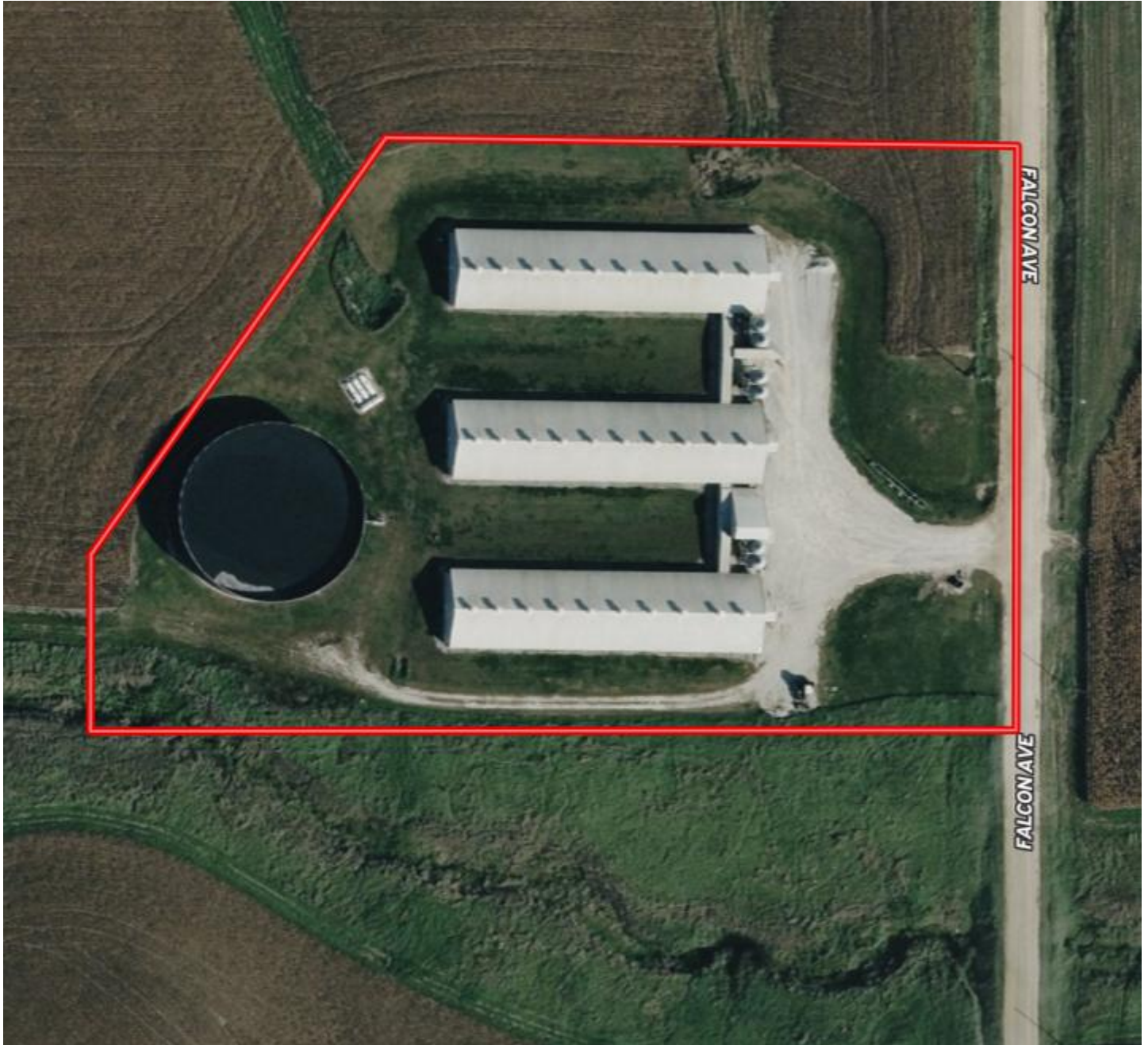
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Tract 1:
3,498 Head Wean to Finish Site
1961 Falcon Ave, Audubon, IA
4.40 Acres M/L



Property Highlights:

- **2020: Added enclosed connecting hallways, stationary loadouts, and expanded office/storage space**
- **2015: Slurry storage structure completely cleaned out and upgraded with 13 cathodic protection bars (previously 12)**
- **2011: Extensive rebuilding and renovations completed following a lightning strike, including:**
 - North barn and office reconstructed from the concrete foundation up
 - South two barns extensively updated with new roof steel, chimneys, chimney and curtain machines, larger 20-foot pens, new front gates, and upgraded brooders



Tract 1: **3,498 Head Wean to Finish Site** **1961 Falcon Ave, Audubon, IA** **4.40 Acres M/L**

Site Overview			
Building Type:	Wean to Finish		
Year Built:	1998		
Size:	49' x 201'	49' x 201'	49' x 201'
Pig Spaces:	1,166	1,166	1,166
Number of Rooms:	1	1	1
Interior Room Dimensions:	48' x 200' ID	48' x 200' ID	48' x 200' ID
Pens per Room:	(17) 19' 8" x 21' 10" (4) 9' 7" x 21' 10" (1) 15' 9" x 21' 10"	(13) 19' 8" x 21' 10" (8) 9' 7" x 21' 10" (2) 24' 11" x 21' 10"	(13) 19' 8" x 21' 10" (11) 9' 7" x 21' 10" (1) 24' 11" x 21' 10"
Office/WR:	Workroom, Shower, Restroom, Washer and Dryer		
Pit Depth:	3' Deep	3' Deep	3' Deep
Ventilation:	Natural - Chimney	Natural - Chimney	Natural - Chimney
Ventilation Controller:	Valco Ventra Pro	AP Expert Natural	Valco Ventra Pro
Emergency System(s):	BarnTalk Alarm System / PTO Generator		
Ceiling:	Open Truss	Open Truss	Open Truss
Flooring:	Solid / 10' Concrete Slat	Solid / 10' Concrete Slat	Solid / 10' Concrete Slat
Feed System:	Chore Time 5516	Chore Time 5516	Chore Time 5516
Feeders:	(18) Dry Feeders	(18) Dry Feeders	(18) Dry Feeders
Waterers:	Swinging Nipple Waterers	Swinging Nipple Waterers	Swinging Nipple Waterers
Load Out:	Attached Enclosed		
Taxes:	\$2,998 *Estimated		



East Aerial View



Southwest Aerial View



Interior View



Feeder Design



Controller /Backup Thermostats



Office

Tract 2:
3,498 Head Wean to Finish Site
1025 240th St, Elk Horn, IA
6.35 Acres M/L



Property Highlights:

- **2021 capital improvements include a new office, enclosed connecting hallways, and two stationary loadouts.**
- **Converted to wean-to-finish in 2008, with upgrades including new controllers, chimneys, brooders, back gates, and spray foam roof insulation.**



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Tract 2:
3,498 Head Wean to Finish Site
1025 240th St, Elk Horn, IA
6.35 Acres M/L

Site Overview			
Building Type:	Wean to Finish		
Year Built:	1995		
Size:	49' x 201'	49' x 201'	49' x 201'
Pig Spaces:	1,166	1,166	1,166
Number of Rooms:	1	1	1
Interior Room Dimensions:	48' x 200' ID	48' x 200' ID	48' x 200' ID
Pens per Room:	(50) 7' 8" x 21' 8"	(50) 7' 8" x 21' 8"	(50) 7' 8" x 21' 8"
Office/WR:	Workroom, Shower, Restroom, Washer and Dryer		
Pit Depth:	3' Deep	3' Deep	3' Deep
Ventilation:	Natural - Chimney Vent	Natural - Chimney Vent	Natural - Chimney Vent
Ventilation Controller:	Valco Ventra Pro	Valco Ventra Pro	Valco Ventra Pro
Emergency System(s):	Agri - Alert 800 / PTO Generator		
Ceiling:	Open Truss	Open Truss	Open Truss
Flooring:	Solid / 8' Concrete Slat	Solid / 8' Concrete Slat	Solid / 8' Concrete Slat
Feed System:	Chore Time 6516	Chore Time 6516	Chore Time 6516
Feeders:	(27) Dry Feeders	(27) Dry Feeders	(27) Dry Feeders
Waterers:	Swinging Nipple Waterers	Swinging Nipple Waterers	Swinging Nipple Waterers
Load Out:	Attached Enclosed		
Taxes:	\$2,562 *Estimated		



West Aerial View



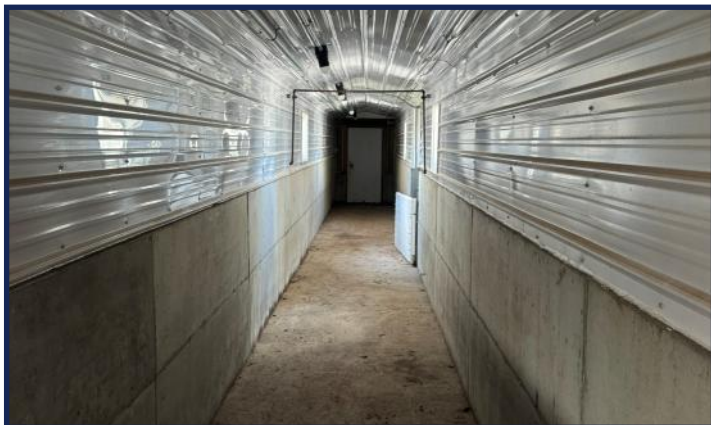
South Aerial View



Pen Design



Ceiling / Chimney



Connecting Hallway



Office