



**3,200 Head
Sow Farm Site
16.35 A M/L**

Martin County, MN

\$600,000



Welcome, MN

Overview	
Permitted Capacity AU	1,562.40
Gestation Spaces	2,662
Farrowing Spaces	544
Gilt Development Spaces	700
ISO Nursery Spaces	175

**Showings By Appointment Only
Call Agent to schedule a time.**

Property Overview

- Site originally built in 1997 and added farrowing in 2005
- Incoming isolation with bio secure chute, grower and gilt development in 2001
- Buildings were Negative Filtered in 2011.
- Seven bay compost on site
- Three wells on site for adequate and reliable water source.
- NMP and manure agreement available to review
- Located on 16.35 Acres M/L



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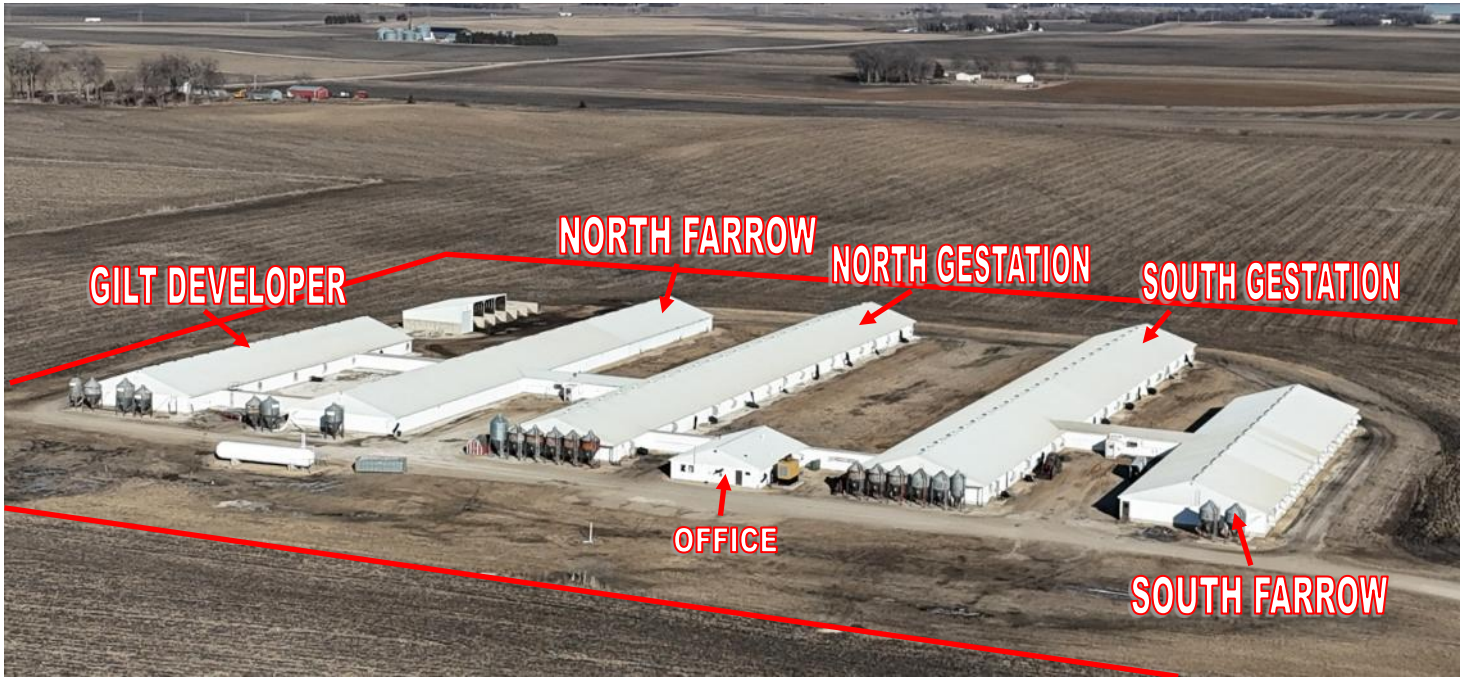
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Property Highlights



Property Highlights

- Constructed in 1997 with 2 Gestation Buildings and 2 Farrowing Buildings.
- Additional 110 Farrow Crates added in 2005.
- Bio Secure Dutch Entrance with Office, 3 Showers, Breakroom and Laundry.
- Remodeled office & showers in 2023.
- D&D room & UV chamber.
- New farrowing floors 2014.
- Solid Rod Gestation Stalls.
- Gilt Isolation and GDU built in 2001 with separate entrance with shower and laundry.
- Unit was Negative Filtered in 2011
- 18,000 gallon LP tank
- On site 375 KW Autostart Generator & Sensaphone alarm system

Sow Herd Status

- Site Real Estate is currently leased and Animal Inventory is Available for Purchase.
- Site currently in Weekly Farrowing System.

DISCLAIMER

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3,200 Head Sow Farm 16.355 Acres

Site Overview

Building Type:	Farrowing		Breeding - Gestation		GDU	
Number:	North	South	North	South	1 ISO	1
Dimensions:	62' x 380'	62' x 256'	62' x 424'	62' x 424'	62' x 308'	
Year Built:	1997 - 2005	1997	1997	1997	2001	
Number of Rooms:	13	11	1	1	1	1
Room Dimen- sions	(11)- 24' x 56' ID (2) - 48' x 56' ID	(10) - 24' x 56' ID	61' x 423'	61' x 423'	24' x 50' ID	61' x 282'
Pig Spaces:	325	219	1330	1332	175	700
Pens per Room:	(22) - 5'x 8' FR Crates (44) - 5' x 8' FR Crates	(22) - 5' x 8' FR Crates	1330 - 22" x 7' Stalls	1332 - 22" x 7' Stalls	8 - Pens	210 - Stalls 29 - Pens
Pit Depth:	Pull Plug- Deep Pit	Pull Plug	Deep Pit	Deep Pit	Deep Pit	
Ventilation:	Negative Filtered	Negative Filtered	Negative Filtered	Negative Filtered	Negative Filtered	Negative Filtered
Ventilation Controller:	TC5-2V2SA / Choretime	TC5-2V2SA / Choretime	Choretime	Choretime	Phason SUPRA	Phason SUPRA
Emergency System(s):	375KW KatoLight Site Generator/SensaPhone					
Ceiling:	Painted PPD	Painted PPD	Painted Steel	Painted Steel	Painted Steel	Painted Steel
Flooring:	Cast & TriBar/Coated	Cast & Coated	Concrete 60/40 Slat	Concrete 60/40 Slat	Concrete Slats	Concrete Slats
Feed System:	Chain Disk to Drop	Chain Disk to Drop	Flex to Sow Drop	Flex to Sow Drop	Model 300 Flex	Model 300 Flex
Feeders:	SS Sow Fdr	SS Sow Fdr	SS Trough	SS Trough	4 - SS Fdrs	15 - SS Fdrs & Trough
Waterers:	SS Floor Cup	SS Floor Cup	Valve to SS Trough	Valve to SS Trough	SS DBL Cups	SS Nipple & Trough
Load Out:	Bio Secure Attached Filtered					
Office:	44' x 50' Filtered Attached with 3 Showers, Office, Breakroom/Kitchen, Bathroom, Laundry.			12' x 24' Filter with Shower, Laundry		
Taxes:	\$3,086.00					



View from West



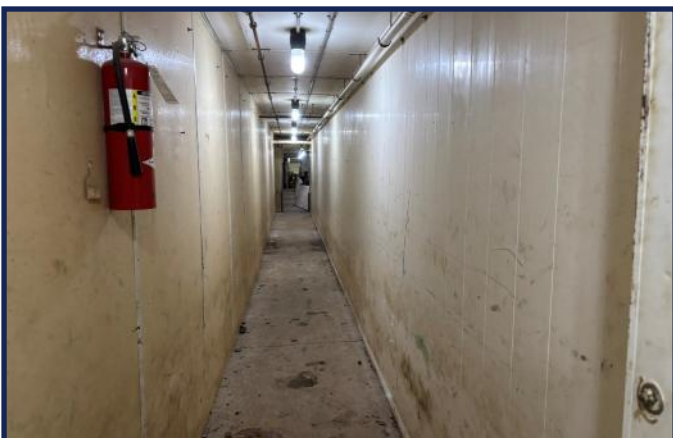
Bio Secure Office & Entrance



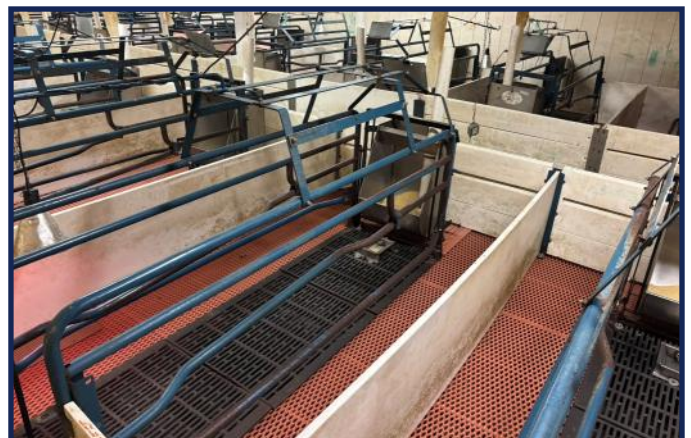
Dutch Entry



Breakroom and Office



Connecting Hallway



Typical Farrow Crate



Farrow Room Controller



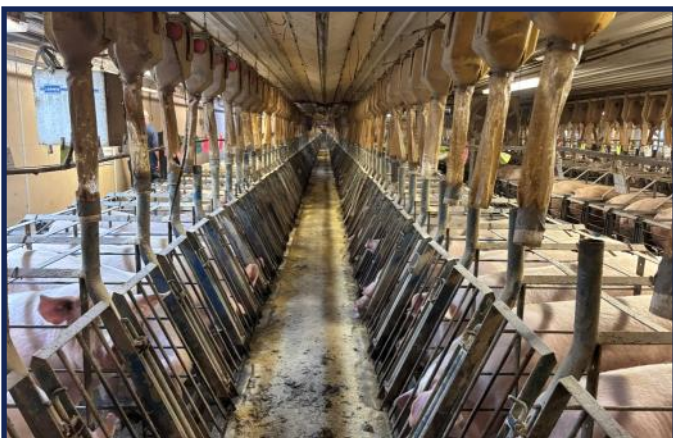
44 Crate Room



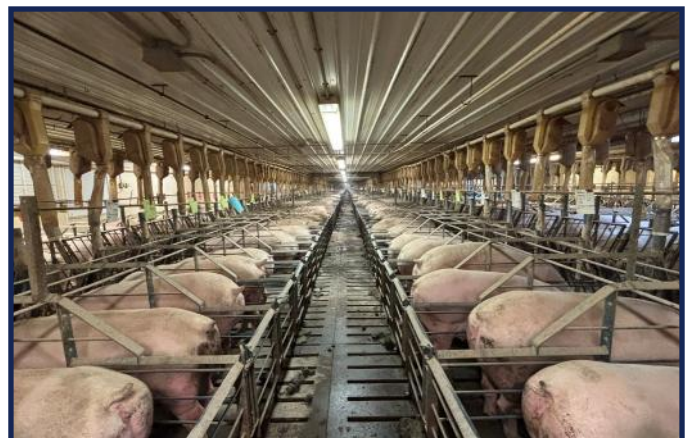
22 Crate Room



Loadout Holding Room



Gestation



2nd Gestation View



Gestation Room Controller



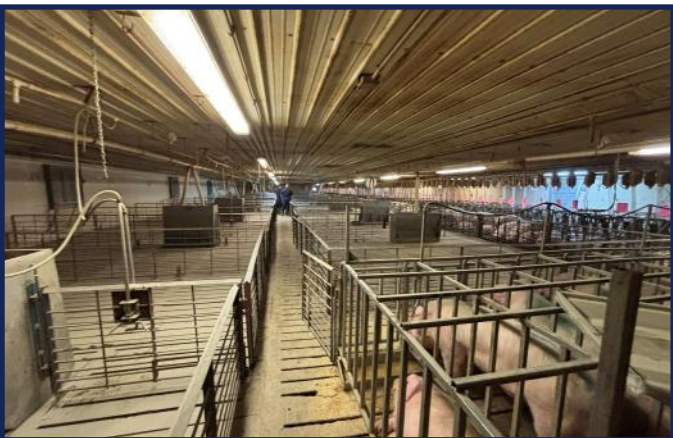
Interior View



Site Generator



Gilt Iso Room



GDU Interior



View from East