

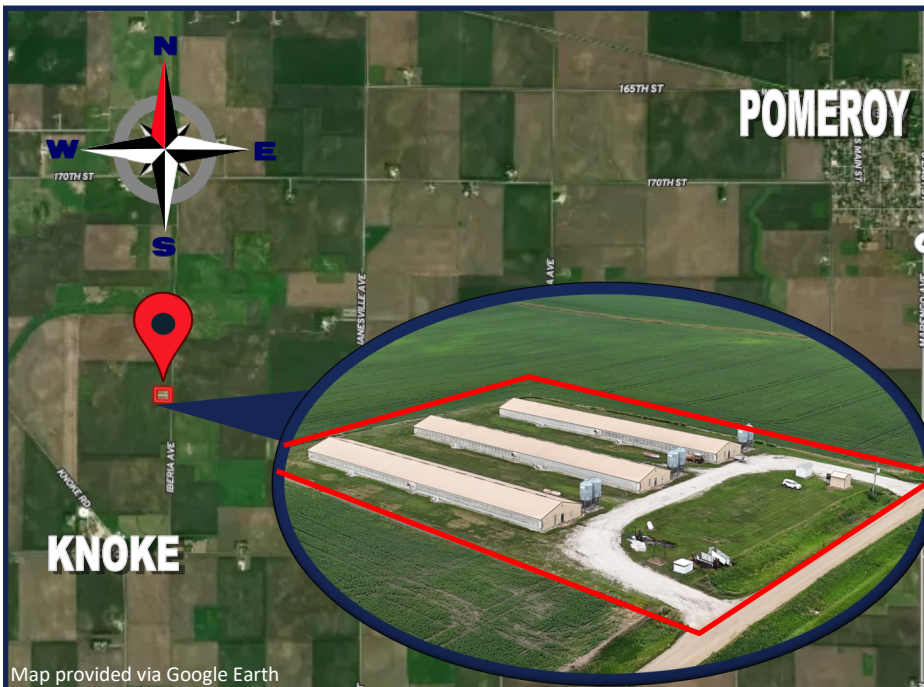


**3,900 Head
Feeder to Finish Site
3.91 Acres M/L**

Calhoun County, IA

\$1,033,500 (\$265/space)

Growthland is offering for sale a Swine Finish site in Calhoun County, Iowa. The site was originally constructed in 1999 with (3) 41' x 261' Buildings and site office.



Recent upgrades to this 3 building Site since 2019 include:

- **New Roofs on All 3 Buildings**
- **New SS 36" x 70" Feeders and SS Cup Waterers**
- **New Site Incinerator.**
- **NEW Penning, SS Barn Entry Doors, Curtain and Panel upgrades.**

Manure Management Plan and manure agreements to surrounding cropland available for prospect to review. Good opportunity to purchase an existing swine finishing site in area accessible to several Midwest Integrators.



JAY LAMPE

Real Estate Agent, Swine Consulting

Licensed In IA, IL, MN, MO & NE

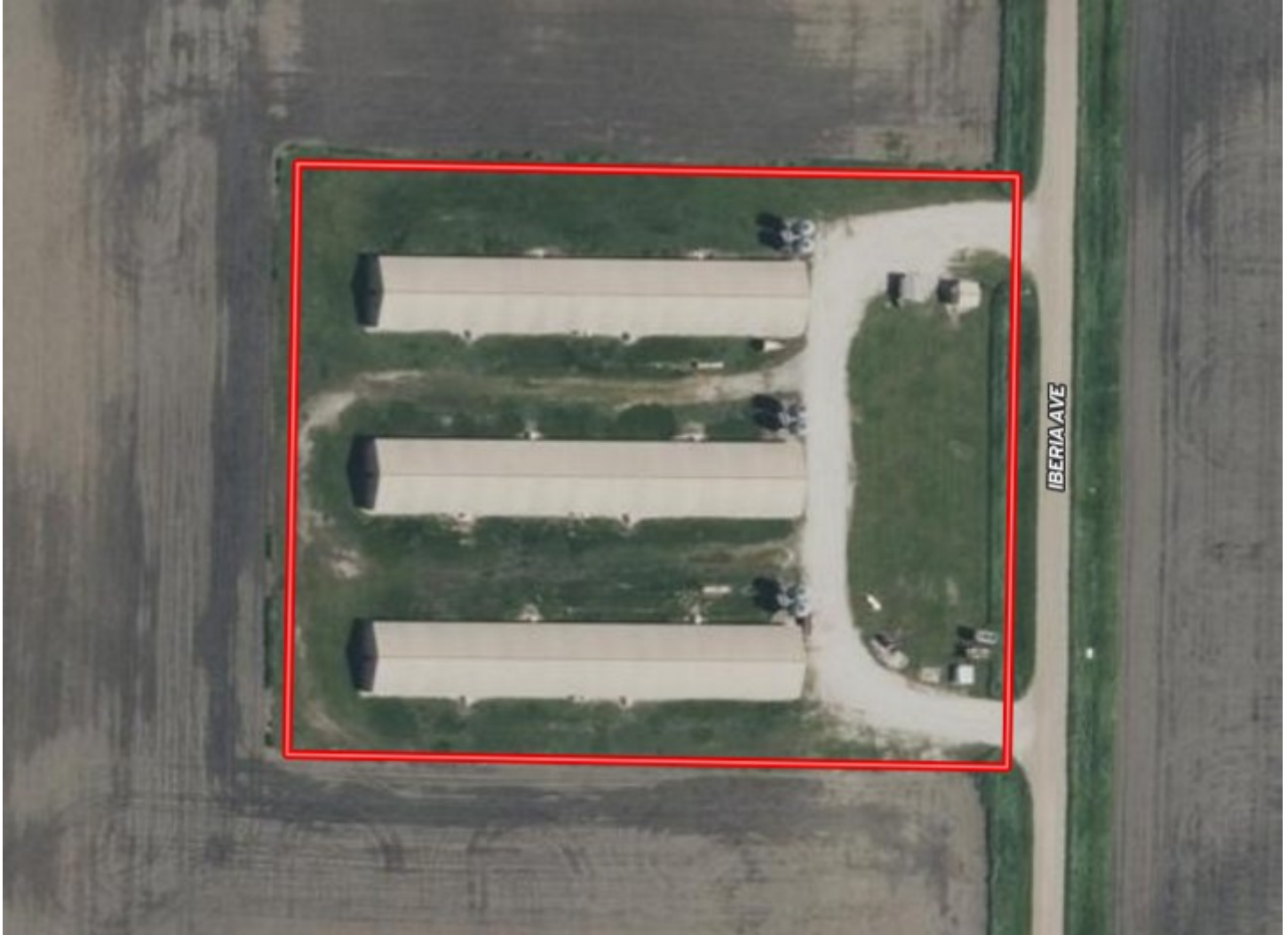
☎ 319-470-7049

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5475 Dyer Ave, Suite 141, Marion IA 52302
Office: (319) 377-1143

Showings By Appointment Only
Call Agent to schedule a time.

growthland.com



Site Updates Since 2019

- ◆ New Corrugated Steel Roofs
- ◆ New SS Feeders and SS Cup Waterers
- ◆ New Site Incinerator
- ◆ NEW Penning, SS Barn Entry Doors, Curtain and Panel upgrades.



3,900 Head Feeder to Finish Site 3.91 Acres M/L

Site Overview			
Building Type:	Feeder-Finish 1	Feeder-Finish 2	Feeder-Finish 3
Year Built:	1999		
Size:	41' x 261'	41' x 261'	41' x 261'
Pig Spaces:	1,300	1,300	1,300
Number of Rooms:	1	1	1
Interior Room Dimensions:	40' x 260'	40' x 260'	40' x 260'
Pens per Room:	(48) - 10'10" x 18'10"	(48) - 10'10" x 18'10"	(48) - 10'10" x 18'10"
Office/WR:	Site has 10' x 10' Office/Well/Alarm Building		
Pit Depth:	8' Pit	8' Pit	8' Pit
Ventilation:	Power - Natural	Power - Natural	Power - Natural
Ventilation Controller:	AP Expert PN-110	AP Expert PN-110	AP Expert PN-110
Emergency System(s):	Site Alarm - PowerDrop	Site Alarm - PowerDrop	Site Alarm - PowerDrop
Ceiling:	Painted Steel	Painted Steel	Painted Steel
Flooring:	Concrete Gang	Concrete Gang	Concrete Gang
Feed System:	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT
Feeders:	24 - 36" x 70" SS WF	24 - 36" x 70" SS WF	24 - 36" x 70" SS WF
Waterers:	96 - SS Water Cups	96 - SS Water Cups	96 - SS Water Cups
Load Out:	Portable	Portable	Portable
Taxes:	\$1,310.00		



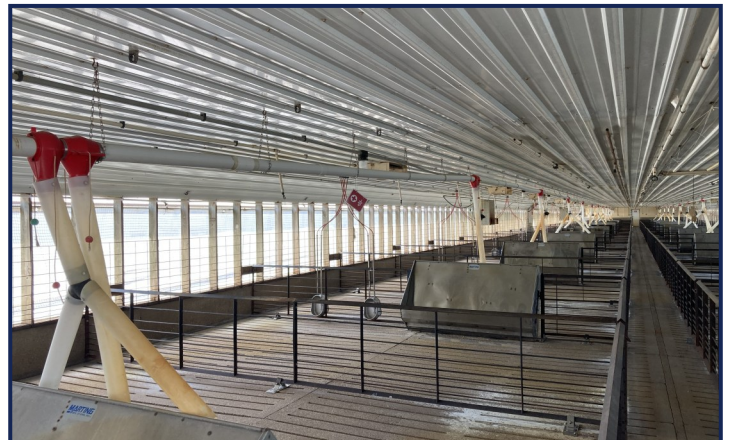
NW View



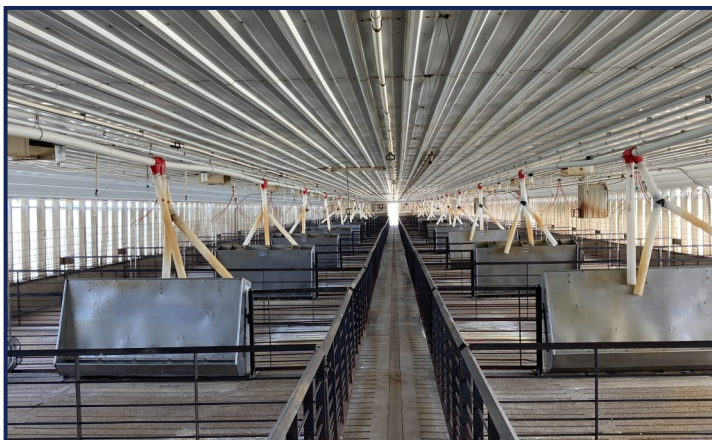
Driveway View



External Office



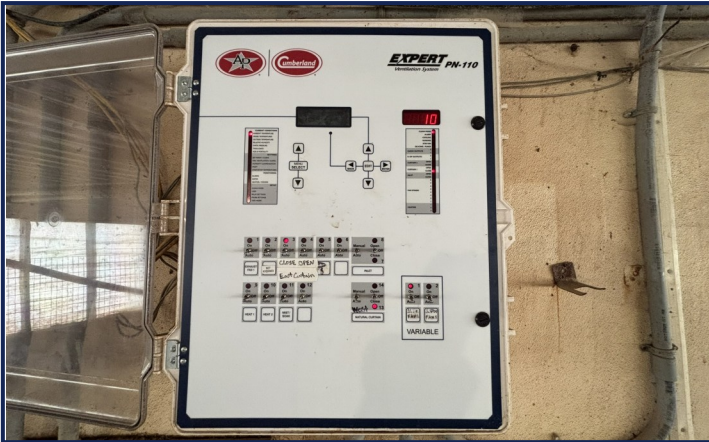
Pen Layout



Alley View



Pen Design



Controller



Feeder & Gating Remodel



Inside External Office



Fan View South Side



Western View



NW View