



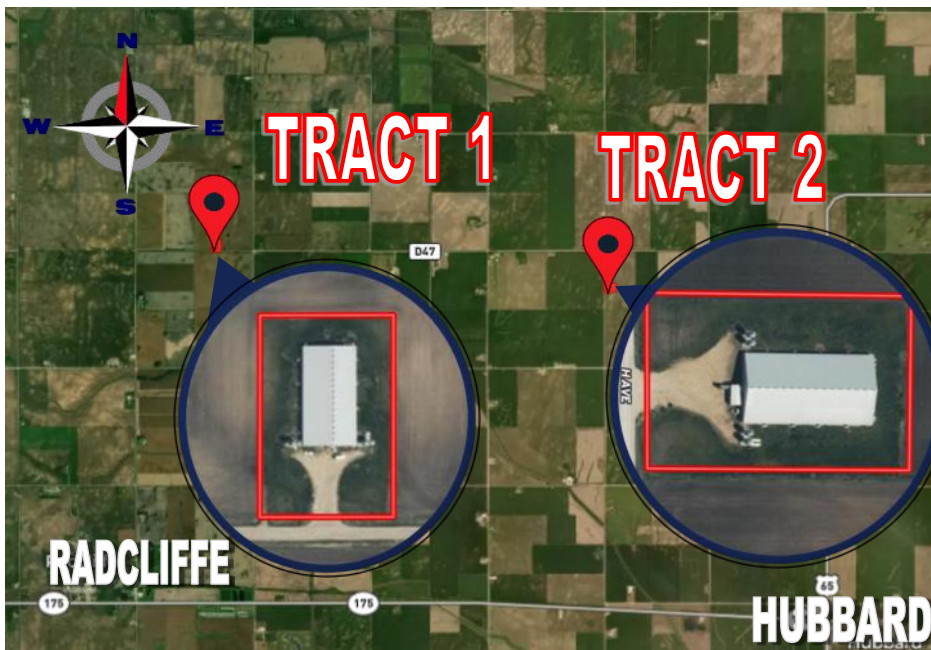
Available for Bid
Bids Due October 7th at
10:00 AM

See Bid Process on Page 2

Hardin County, IA

Two - Double Wide
Wean to Finish Sites
4,890 Total Permitted Spaces

Offered Individually



Seller may accept an offer at any time prior to the bid due date at their discretion.

Tract 1: 14701 240th St, Radcliffe

2,490 Permitted Wean to Finish Spaces

- Double wide tunnel ventilated barn built in 2006
- Office/control room located inside barn
- **Contract with pig producer is turn to turn, immediate availability is possible**
- 50KW LP Backup Generator with BarnTalk and Power Drops
- Current MMP available for review

Tract 2: 24340 H Ave, Hubbard

2,400 Permitted Wean to Finish Spaces

- Double wide tunnel ventilated barn built in 2006 with attached office/workroom
- Roof replaced in 2009
- **Contract with pig producer is turn to turn, immediate availability is possible**
- Feeders recently updated to SS Wet/Dry shelf feeders
- 50KW LP Backup Generator with BarnTalk and Power Drops
- Current MMP available to review



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Two - Double Wide Wean to Finish Sites 4,890 Total Permitted Spaces

Bid Process

Round One:

- Prospects will submit a bid **by Wednesday, October 7th at 10:00 AM. Ask agent for bid form.**
- Each tract will be offered individually and will not be combined.
- Accepting property “as-is”, “where-is.”
- **Seller may accept an offer at any time prior to the bid due date at their discretion.**

Seller Options for Each Tract:

- Accept one offer
- Determine to negotiate with one offer
- Reject all bids and retain ownership
- **Ask top four unrelated bidders to a bid-off on Wednesday, October 7th at 2:00 PM**



Showings By Appointment Only
Call Agent to schedule a time.

Terms: Five percent of the purchase price required from successful bidder. Buyer(s) will sign Real Estate Sales Agreement and must be prepared for cash settlement of the purchase at the time of closing.

Closing: 45-60 days after bids are due, unless otherwise negotiated.

Conditions: This sale is subject to all easements, leases and any other restrictions of record.
Buyer(s) have inspected the property and understand they are purchasing the property “as-is, where-is” subject to the purchase agreement. Any expenses post-closing are solely the responsibility of the Buyer(s).

Agency: Growthland and their Associates are Agents of the Seller.

Tract 1:
2,490 Head Wean to Finish Site
14701 240th St, Radcliffe
2.36 Acres M/L



Property Highlights:

- Well located site in Hardin County with 2,490 permitted spaces
- Sought after double-wide barn configuration
- 50 KW Backup Generator with BarnTalk and Power Drops
- 4' outer concrete walls with 2' emergency curtains
- 60" Stainless Steel Tube Style Feeders
- Stainless steel cup waters



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Tract 1:
2,490 Head Wean to Finish Site
14701 240th St, Hardin
2.36 Acres M/L

Site Overview		
Building Type:	Wean Finish	
Year Built:	2006	
Size:	102' x 193'	
Number of Rooms:	2	
Pig Spaces:	1,245	1,245
Interior Room Dimensions:	50' x 192'	50' x 192'
Pens per Room:	(10) 19'2" x 47' Large Pen	(10) 19'2" x 47' Large Pen
Office/WR:	Interior 10'x20' Office/WR/LO	
Pit Depth:	8' Pit	8' Pit
Ventilation:	Power - Tunnel	Power - Tunnel
Ventilation Controller:	EXPERT VT110	EXPERT VT110
Emergency System(s):	50KW LP Generator/BarnTalk/Powerdrop	
Ceiling:	Aluminum	Aluminum
Flooring:	Concrete Gang	Concrete Gang
Feed System:	Model 75/300 Flex SO ST	Model 75/300 Flex SO ST
Feeders:	(20) 60" 3 Tube SS Fdrs	(20) 60" 3 Tube SS Fdrs
Waterers:	(30) SS Welded Pans	(30) SS Welded Pans
Load Out:	Dock Attached Loadout	
Taxes:	\$2,086.00	



Looking NE



Looking NW



NE Looking SW



NW Looking SE



Room View



Medicator Setup



VT 110 Controllers



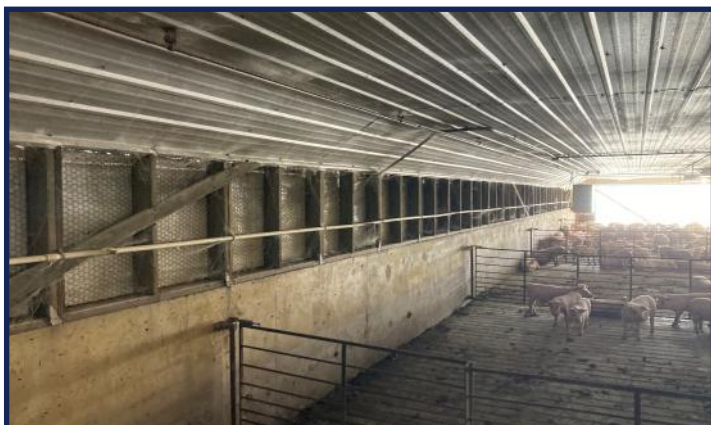
Pen Design



Room View



Tunnel Fan End



Sidewall Curtain



Tunnel Curtain End



Tract 2:
2,400 Head Wean to Finish Site
24340 H Ave, Hubbard, IA
2.37 Acres M/L



Property Highlights:

- Well located site in Hardin County with 2,400 permitted spaces
- Sought after double-wide barn configuration
- 50 KW Backup Generator with BarnTalk and Power Drops
- 4' outer concrete walls with 2' emergency curtains
- 90" Stainless Steel Wet/Dry Shelf Feeders recently installed
- Stainless steel cup waters



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Tract 2:
2,400 Head Wean to Finish Site
24340 H Ave, Hardin, IA
2.37 Acres M/L

Site Overview		
Building Type:	Wean Finish	
Year Built:	2006	
Size:	102' x 193'	
Number of Rooms:	2	
Pig Spaces:	1,200	1,200
Interior Room Dimensions:	50' x 192'	50' x 192'
Pens per Room:	(10) 19'2" x 47' Large Pen	(10) 19'2" x 47' Large Pen
Office/WR:	16'x24' Attached Office/Shower/Laundry/Bathroom	
Pit Depth:	8' Pit	8' Pit
Ventilation:	Power - Tunnel	Power - Tunnel
Ventilation Controller:	EXPERT VT110	EXPERT VT110
Emergency System (s):	50KW LP Generator/BarnTalk/Powerdrop	
Ceiling:	Aluminum	Aluminum
Flooring:	Concrete Gang	Concrete Gang
Feed System:	Model 75/300 Flex SO ST	Model 75/300 Flex SO ST
Feeders:	(10) 90" SS Shelf Wet Dry	(10) 90" SS Shelf Wet Dry
Waterers:	(20) SS Cups	(20) SS Cups
Load Out:	Attached Loadout w/Portable Chute	
Taxes:	\$1,180.00	

Photos



Front of Site Looking Northeast



Looking North



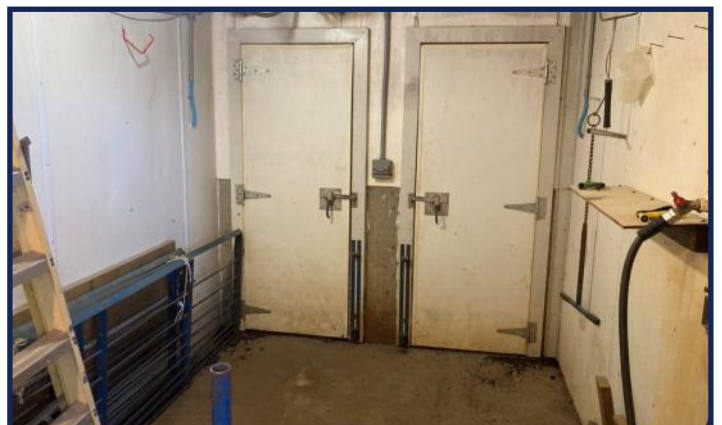
Looking Southeast



Inlets



Alley



Loadout Area



VT110 Controllers



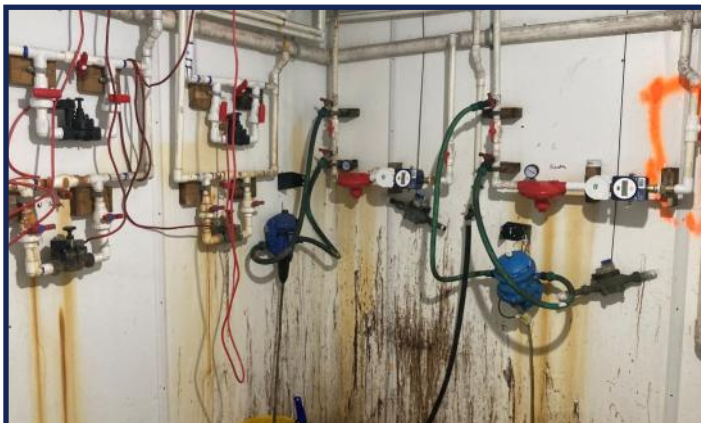
Office with Laundry, Shower and Toilet



Pen Design



Room View



Medicator Room



Barn Talk Alarm System