GROWTHLAND
Where Knowledge and Expertise Create Opportunity

2,400 Head Wean to Finish Site
2.38 Acres M/L

Humboldt County, IA

1442 180th St, Bradgate, IA

$780,000 ($325/Space)

Property Highlights:

- Great opportunity for someone looking for a low maintenance swine facility investment.
- 2,400 Head (2) room Tunnel Ventilated Wean Finish Building with 101' x 193' outer dimensions.
- Site constructed in 2018 with first pig fill in January 2019.
- Attached 20' x 22' Site Office with Shower/ Laundry/Bathroom for Biosecure Entrance
- EDGE Room Controller with AgriAlert site alarm and LP Generator.
- Site contains many features to minimize long-term maintenance.
- Approximately 6.5 Years left on transferable producer contract to approved buyer.
- Labor in place with desire to stay at site.
- Attached Enclosed Dock High Loadouts.
- Manure management plans and agreements available to review.

SCOTT BORCHERDING
Associate Real Estate Broker
Licensed In IA & MN
515-708-6033
scott@growthland.com

JAKE HANSEN
Real Estate Agent
Licensed In IA
641-425-7499
jake.hansen@growthland.com

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

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Exact boundaries pending seller's purchase of adjoining land.

Property Highlights:

- 2,496 permitted spaces
- Sought after double-wide barn configuration
- 40 KW Backup Generator with Agri Alert
- 70" Stainless Steel SDI Dry Feeders
- Stainless steel cup waters
- Stainless steel snow doors on north side of building
- Aluminum ceilings, stainless steel walk through doors and stainless steel ceiling hardware

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Site Overview		
Building Type:	2,400 Wean Finish	
Year Built:	2018	
Size:	101' x 193' OD	
Number of Rooms:	2	
Pig Spaces:	1,200	1,200
Interior Room Dimensions:	50' x 192'	50' x 192'
Pens per Room:	(36) 10'6"x 23'6" Pens	(36) 10'6" x 23'6" Pens
Office/WR:	20' x 22' Office with Shower/Laundry	
Pit Depth:	8'	8'
Ventilation:	Power-Tunnel	Power-Tunnel
Ventilation Controller:	Edge	Edge
Emergency System(s):	LP Auto Generator - AgriAlert	
Ceiling:	Aluminum	Aluminum
Flooring:	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 300 TOTT	Model 300 TOTT
Feeders:	18 - 70" SS WF Fdrs	18 - 70" SS WF Fdrs
Waterers:	DBL SS Welded Cup	DBL SS Welded Cup
Load Out:	Dock High Enclosed	Dock High Enclosed
Taxes:	$3,606.00	

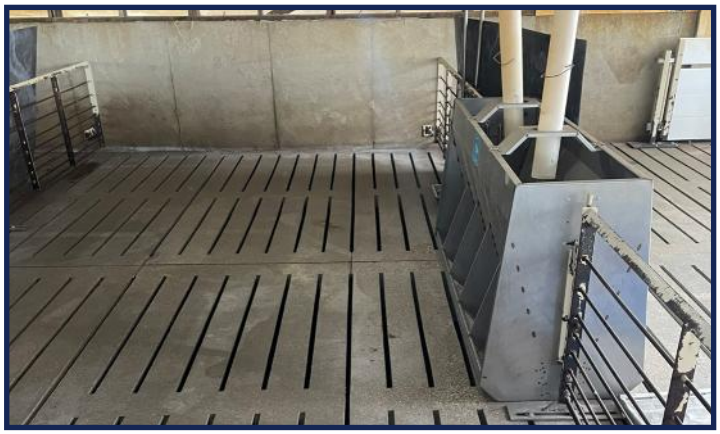
Photos

Site View From SW Looking NE

Site Office

Building Controller

Room View



Pen View

2nd Room View

Photos

2nd Room

Interior View

Room View

Concrete Slats

East Looking West

Site View from NW Looking SE