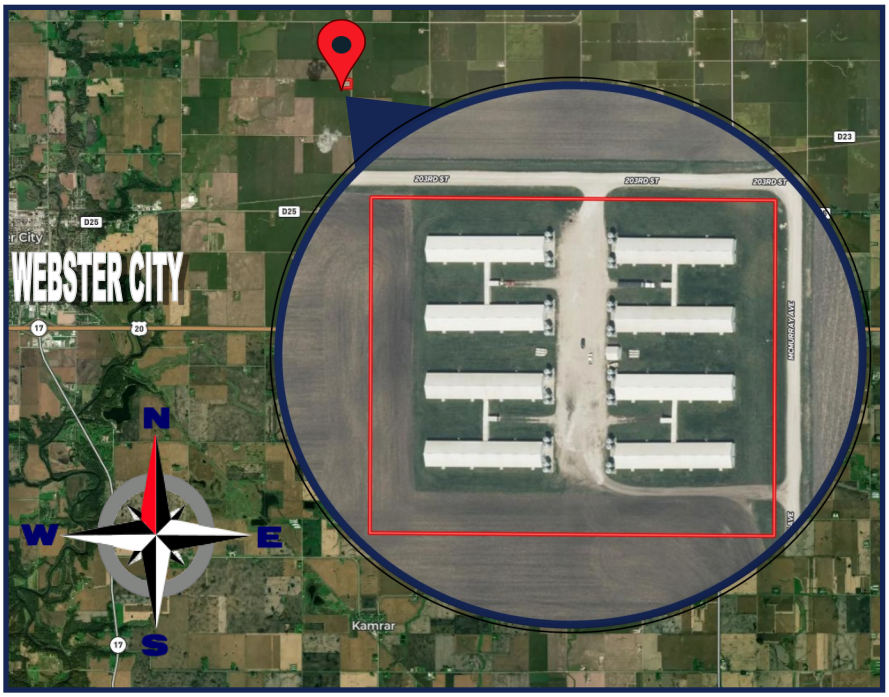
GROWTHLAND
Where Knowledge and Expertise Create Opportunity

8,000 Head Feeder to Finish Spaces 9.15 Acres M/L

2194 203rd St. Webster City, IA 50595

Hamilton County, IA

$1,120,000 ($140/Space)



Property Highlights

- Eight barns, 16 rooms, 500 head per room
- New roofs on Barn 3 in 2020, Barns 7 and 8 in 2024, Barn 1 in 2025
- Upgraded to BarnTalk
- 4 years left on existing contract with well established integrator
- Manure Management Plan and manure easements available for prospect to review
- Current labor would like to stay in place

Showings By Appointment Only
Call Agent to schedule a time.

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growthland.com

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Site Features

- Eight buildings constructed in 1993, 1994 and 1995, all 41' x 201' OD with two rooms per barn
- Power natural ventilation with 6 pit fans per barn and stir fans
- Barns setup in an H barn configuration, with connecting hallways with attached chutes
- (6) 1,000 gallon LP tanks and 16 bulk bins on site
- 4 years remaining on existing feeder to finish contract
- Bin sensors to monitor inventories and run times

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Site Overview		
Building Type:	Feeder - Finish Barns 1-8	
Year Built:	1993-1995	
Size:	41' x 201'	
Number of Rooms:	2	
Spaces/Room:	500	500
Interior Room Dimensions:	40' x 100' ID	40' x 100' ID
Pens per Room:	(20) 10' x 19'	(20) 10' x 19'
Pit Depth:	8'	8'
Ventilation:	Power - Natural	Power - Natural
Ventilation Controller:	TC5-1N4F1A	TC5-1N4F1A
Emergency System(s):	Barn Talk / Power Drops	
Ceiling:	White Steel	White Steel
Flooring:	Concrete Slat	Concrete Slat
Feed System:	Model 300 TOTT	Model 300 TOTT
Feeders:	10 - 2 Tube SS	10 - 2 Tube SS
Waterers:	WD Fdr Cups	WD Fdr Cups
Office:	Detached office with Laundry, Shower, Bathroom	
Load Out:	Connecting Hall w/Loadout	
Taxes:	TBD after Survey	

Photos

West Aerial View

North Aerial View

South Ground View

Loadout

Office

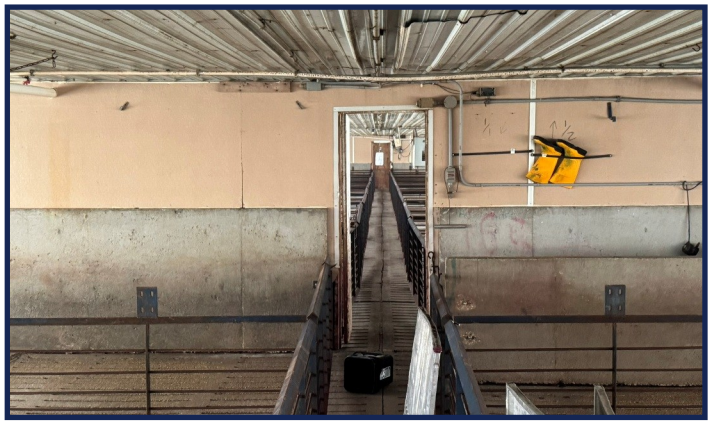
Heaters/Stir Fan

Photos

Room View 1

Controller

Room View 2



Room View 3

Loadout

Feeder