GROWTHLAND
Where Knowledge and Expertise Create Opportunity

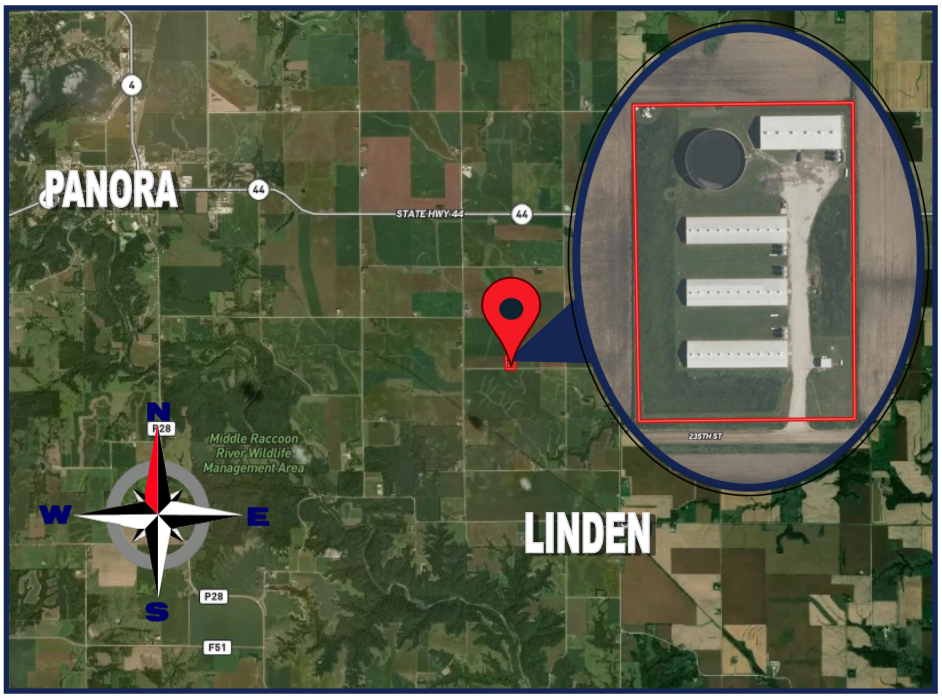


4,698 Head
Wean to Finish Spaces
6.34 Acres M/L

Guthrie County, IA

3347 235th St.
Panora, IA 50216

$700,000 ($149/space)



Property Highlights

- Biosecure office includes bathroom, shower, and washer / dryer.
- Manure Management Plan and manure agreements to surrounding cropland available for prospect to review
- Grower agreement in place with known pig producer for over 2 more years. Ask agent for details
- Current labor would like to remain in place
- Backup generator with BarnTalk alarm system

Showings By Appointment Only
Call Agent to schedule a time.



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Site Features

- Three south finishers constructed in 1999; north finisher constructed in 2009
- Ventra Pro controllers will be installed in Barns 1,2,3 prior to close
- Feeder repair / replacement as needed to be completed prior to close
- Biosecure office, restroom, shower, washer / dryer
- Rural water and two wells on site

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Site Overview				
Building Type:	Wean to Finish			
Year Built:	1999	1999	1999	2009
Size:	50' x 200'	50' x 200'	50' x 200'	60' x 160'
Pig Spaces:	1,166	1,166	1,166	1,200
Number of Rooms:	1	1	1	1
Interior Room Dimensions:	49' x 199'	49' x 199'	49' x 199'	59' x 159'
Pens per Room:	(40) 9'8" x 21'6"	(40) 9'8" x 21'6"	(40) 9'8" x 21'6"	(4) 9'8" x 28' (14) 19'6" x 28'
Office/WR:	16' x 20' detached office with shower/laundry/bathroom			
Pit Depth:	18" w/scraper	18" w/scraper	18" w/scraper	18" w/scraper
Ventilation:	Natural-Chimney	Natural-Chimney	Natural-Chimney	Natural-Chimney
Ventilation Controller:	Ventium	Ventium	Ventium	Ventra Plus
Emergency System(s):	18 KW LP generator/BarnTalk			
Ceiling:	Open Truss	Open Truss	Open Truss	Open Truss
Flooring:	Partial Slat	Partial Slat	Partial Slat	Partial Slat
Feed System:	Chore Time 7285 (Halo)	Chore Time 7285 (Halo)	Chore Time 7285 (Halo)	Chore Time 7285 (Halo)
Feeders:	(20) 50" Bulk Feeders	(20) 50" Bulk Feeders	(20) 50" Bulk Feeders	(20) 50" Bulk Feeders
Heaters	(2) 250,000 btu	(2) 250,000 btu	(2) 250,000 btu	(3) 250,000 btu
Brooders	40	40	40	17
Waterers:	Swinging Waterers	Swinging Waterers	Swinging Waterers	Swinging Waterers
Load Out:	Portable Chute			
Taxes:	$2,348.00			

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Photos



East Aerial View



Southeast Aerial View



Pen Design



Interior View



Feeder Design



Office

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Photos



Ceiling



Emergency Backup Generator



Barn 4 Interior View



Barn 4 Controller



Barn 4 Pen Layout



Slurry