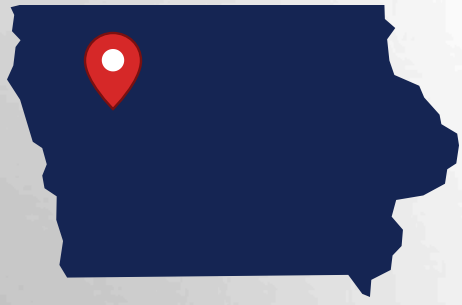
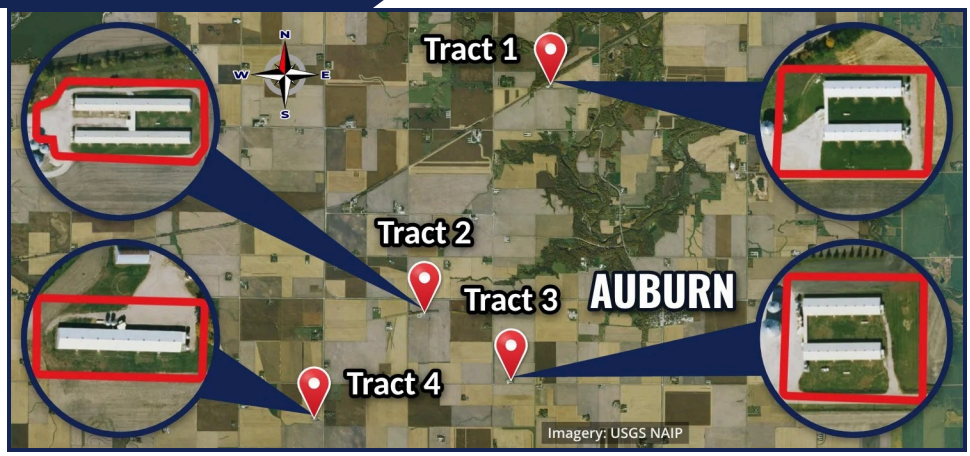
GROWTHLAND
Where Knowledge and Expertise Create Opportunity



9,240 Finishing Spaces offered in 4 tracts

$1,300,000 ($141/Space)

Sac County, IA



Tract 1:

2,000 Head Feeder to Finish Site

3461 345th St, Auburn, IA

- Connecting hallway and loadout
- Manure management plans and agreements available to review

Tract 2:

4,000 Head Feeder to Finish Site

3710 Voss Ave, Auburn, IA

- H style barns with connecting hallway and loadout
- Manure management plans and agreements available to review

Tract 3:

2,000 Head Feeder to Finish Site

3415 380th St, Auburn, IA

- Connecting hallway and loadout
- Manure management plans and agreements available to review

Tract 4:

1,240 Head Feeder to Finish Site

3841 Union Ave, Auburn, IA

- Manure management plans and agreements available to review



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Office: (641) 812-3211

growthland.com

Tract 1:
2,000 Head Feeder to Finish Site
3461 345th St, Auburn, IA



Property Highlights:

- Connecting hallway and stationary loadout
- Backup Generator
- Current owner wants to continue to utilize the manure
- Site is open to find a long term contract with integrator of your choice
- Stir Fans
- Well by easement

Tract 1:
2,000 Head Feeder to Finish Site
3461 345th St, Auburn, IA

Site Overview		
Building Type:	Feeder to Finish	Feeder to Finish
Year Built:	1998	1998
Size:	41' x 200'	41' x 200'
Number of Rooms:	1	1
Pig Spaces:	1,000	1,000
Interior Room Dimensions:	40' x 200' ID	40' x 200' ID
Pens per Room:	(40) 10' x 19'	(40) 10' x 19'
Workroom:	Center 8' x 40' LO/Workroom	Center 8' x 40' LO/Workroom
Pit Depth:	8'	8'
Ventilation:	Power/Natural	Power/Natural
Ventilation Controller:	TC5-1N5FA	TC5-1N5FA
Emergency System(s):	1 LP 14KW Generator	
Ceiling:	White Steel	White Steel
Flooring:	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 75/300 Flex SO	Model 75/300 Flex SO
Feeders:	(18) 50" SS 2 Tube WD (2) 36" x 30" SS Shelf	(20) 50" SS 2 Tube WD
Waterers:	(2) pans per WD Feeder	(2) pans per WD Feeder
Load Out:	Connecting Hall with HiLo Loadout and Entrance office	
Taxes:	Approx. $860 (estimate, subject to survey)	

- **Notes: The pens have mostly been made into larger or double pens.**

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Tract 1:
2,000 Head Feeder to Finish Site



Aerial View



Interior View



Loadout



Feeder Design



Connecting Hallway



Backup Generator

Tract 2:
4,000 Head Feeder to Finish Site
3710 Voss Ave, Auburn, IA



Property Highlights:

- Connecting hallway and stationary loadout
- Backup Generator
- Current owner wants to continue to utilize the manure
- Site is open to find a long term contract with integrator of your choice
- Stir Fans; new slats 10 years ago
- Well and driveway access by easement

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Tract 2:
4,000 Head Feeder to Finish Site
3710 Voss Ave, Auburn, IA

Site Overview				
Building Type:	Feeder to Finish		Feeder to Finish	
Year Built:	1994		1994	
Size:	41' x 408'		41' x 408'	
Number of Rooms:	2		2	
Pig Spaces:	1,000	1,000	1,000	1,000
Interior Room Dimensions:	40' x 200' ID	40' x 200' ID	40' x 200' ID	40' x 200' ID
Pens per Room:	(40) 10' x 19'	(40) 10' x 19'	(40) 10' x 19'	(40) 10' x 19'
Workroom:	Center 8' x 40' LO/Workroom		Center 8' x 40' LO/Workroom	
Pit Depth:	8'	8'	8'	8'
Ventilation:	Power/Natural	Power/Natural	Power/Natural	Power/Natural
Ventilation Controller:	TC5-1N5FA	TC5-1N5FA	TC5-1N5FA	TC5-1N5FA
Emergency System(s):	2 LP 14KW Generator			
Ceiling:	White Steel	White Steel	White Steel	White Steel
Flooring:	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 75/300 Flex SO	Model 75/300 Flex SO	Model 75/300 Flex SO	Model 75/300 Flex SO
Feeders:	(20) 50" SS 2 Tube WD	(20) 50" SS 2 Tube WD	(20) 50" SS 2 Tube WD	(20) 50" SS 2 Tube WD
Waterers:	(2) pans per WD Feeder	(2) pans per WD Feeder	(2) pans per WD Feeder	(2) pans per WD Feeder
Load Out:	Connecting 12' Hall with HiLo Loadout and Entrance office			
Taxes:	Approx. $1,780 (estimate, subject to survey)			

- **Notes: The pens have mostly been made into larger or double pens.**

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Tract 2:
4,000 Head Feeder to Finish Site



Aerial View



Interior View



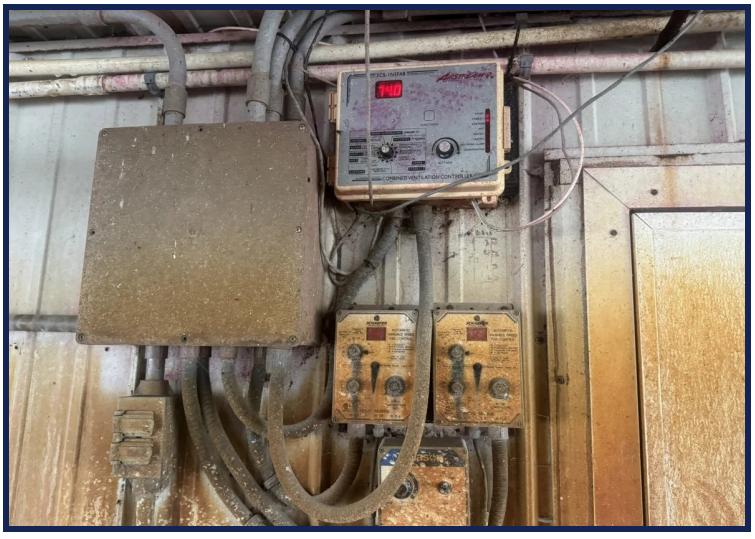
Workroom



Feeder Design



Connecting Hallway



Controller

Tract 3:
2,000 Head Feeder to Finish Site
3415 380th St, Auburn, IA



Property Highlights:

- Connecting hallway and stationary loadout
- Backup Generator
- Current owner wants to continue to utilize the manure
- Site is open to find a long term contract with integrator of your choice
- Stir Fans
- Well and access by easement

Tract 3:
2,000 Head Feeder to Finish Site
3415 380th St, Auburn, IA

Site Overview		
Building Type:	Feeder to Finish	Feeder to Finish
Year Built:	2000	2000
Size:	41' x 200'	41' x 200'
Number of Rooms:	1	1
Pig Spaces:	1,000	1,000
Interior Room Dimensions:	40' x 200' ID	40' x 200' ID
Pens per Room:	(39) 10' x 19'	(39) 10' x 19'
Workroom:	Center 8' x 40' LO/Workroom	Center 8' x 40' LO/Workroom
Pit Depth:	8'	8'
Ventilation:	Power/Natural	Power/Natural
Ventilation Controller:	TC5-1N5FA	TC5-1N5FA
Emergency System(s):	1 LP 14KW Generator	
Ceiling:	White Steel	White Steel
Flooring:	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 75/300 Flex SO	Model 75/300 Flex SO
Feeders:	(20) 48" SS 3 hole WD	(20) 48" SS 3 hole WD
Waterers:	WD Feeder Pan	WD Feeder Pan
Load Out:	Connecting Hall with HiLo Loadout and Entrance office	
Taxes:	Approx. $940 (estimate, subject to survey)	

- **Notes: The pens have mostly been made into larger or double pens.**

Tract 3:
2,000 Head Feeder to Finish Site



Aerial View



Interior View



Feeder Design



Medicator



Loadout



Generator

Tract 4:
1,240 Head Feeder to Finish Site
3841 Union Ave, Auburn, IA



Property Highlights:

- Backup Generator
- Current owner wants to continue to utilize the manure
- Site is open to find a long term contract with integrator of your choice
- Stir Fans
- Wean to Finish gating
- Well and access by easement

Tract 4:
1,240 Head Feeder to Finish Site
3841 Union Ave, Auburn, IA

Site Overview		
Building Type:	Feeder to Finish	
Year Built:	2007	
Size:	41' x 260'	
Number of Rooms:	2	
Pig Spaces:	620	620
Interior Room Dimensions:	40' x 124' ID	40' x 124' ID
Pens per Room:	(8) 15'6" x 18'9"	(8) 15'6" x 18'9"
WR/Loadout:	Center 12' x 40' LO/Workroom	
Pit Depth:	8'	8'
Ventilation:	Power/Natural	Power/Natural
Ventilation Controller:	TC5-1N5FA	TC5-1N5FA
Emergency System(s):	1 LP 14KW Generator	
Ceiling:	White Steel	White Steel
Flooring:	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 75/300 Flex SO	Model 75/300 Flex SO
Feeders:	(8) 60" SS 4 hole WD	(8) 60" SS 4 hole WD
Waterers:	WD Feeder Pan	WD Feeder Pan
Load Out:	Center Hall with HiLo Loadout and Entrance office	
Taxes:	Approx. $680 (estimate, subject to survey)	

Showings by appointment only. Call Jake Hansen at (641) 425-7499 or Scott Borcherding at (515) 708-6033.

DISCLAIMER

This sale is subject to all easements, leases and any other restrictions of record. Exact boundaries pending survey. Growthland and their Associates are Agents of the Seller.

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Tract 4:
1,240 Head Feeder to Finish Site



Aerial View



Hallway Between Rooms to Loadout



Interior View



Feeder Design



Loadout



Generator