



**AGRI • MANAGEMENT
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**GROWTHLAND
Realty & Appraisal**

**4,000 Pig Spaces
6.72 A M/L
\$740,000 or \$185/Space**

**Swine Finishing Site
Crawford County, IA**



Agri-Management Services and Affiliates is offering for sale a 4000 Head Swine Finish site in Crawford County. The site has (2) 41' x 408' Buildings with a Bio secure entrance with showers and laundry, a connecting hallway has permanent enclosed loading chute. This Crawford county site has been well maintained with routine maintenance and improvements. Recent upgrades include:

- 1) NEW Room controllers in 2013
- 2) Gating and Feeder upgrade in 2015
- 3) NEW Roof steel in 2017

Site has Transferable MMP and Manure easements to surrounding acres. Good chance to purchase existing sites in area accessible to several Midwest integrators and packers.

Agri-Management Services

Growthland Realty & Appraisal

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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Agri Management Services, Growthland Realty and Appraisal, or its staff. All acres are considered more or less.



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Crawford FTM

6.72 Acre



Site Upgrades

Truss Plates & Room Controllers—2013

Gating & Feeders—2015

Roof Steel—2017



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Crawford FTM Site

Building Type:	Gro Fin 1		Gro Fin 2	
Year Built:	2002			
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'	40' x 200'	40' x 200'	40' x 200'
Pens per Room:	(9) 18'9" x 40' Pens with PreSort Layout (4) 10' x 18'9" Pens	(9) 18'9" x 40' Pens with PreSort Layout (4) 10' x 18'9" Pens	(9) 18'9" x 40' Pens with PreSort Layout (4) 10' x 18'9" Pens	(9) 18'9" x 40' Pens with PreSort Layout (4) 10' x 18'9" Pens
Office/WR:	Buildings have Center 8' wide Office/Shower/Laundry/WR - BiO Secure Entrance			
Pit Depth:	8'	8'	8'	8'
Ventilation:	Power - Natural	Power - Natural	Power - Natural	Power - Natural
Ventilation Controller:	EXPERT PN110	EXPERT PN110	EXPERT PN110	EXPERT PN110
Emergency System(s):	Sensaphone Site Alarm - E Drop on South Building Curtain			
Ceiling:	Aluminum	Aluminum	Aluminum	Aluminum
Flooring:	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT
Feeders:	16 - SS Wet-Dry Feeders	16 - SS Wet-Dry Feeders	16 - SS Wet-Dry Feeders	16 - SS Wet-Dry Feeders
Waterers:	22-SS Cups & WD Fdr	22-SS Cups & WD Fdr	22-SS Cups & WD Fdr	22-SS Cups & WD Fdr
Load Out:	Site Has connecting 8' x 75' Hallway with Enclosed Dock High Load out			
Taxes:	\$1,044.00			
Price:	\$740,000.00			
Price/Space:	\$185.00			

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Photos



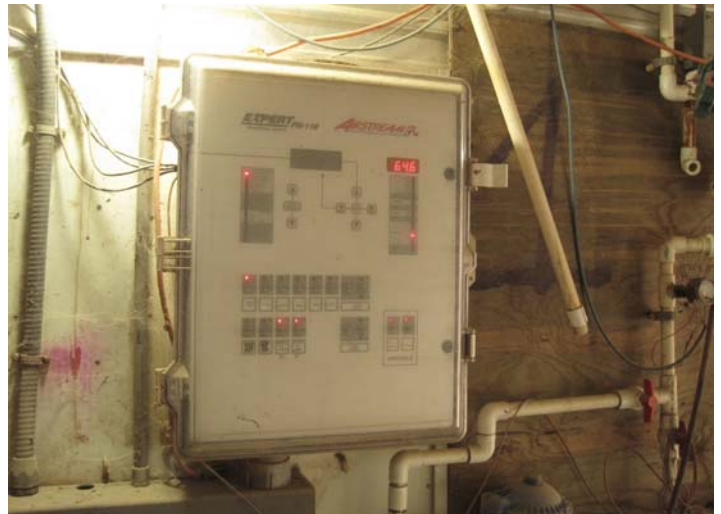
Crawford FTM



Feed Bins



Workroom



Room Controller



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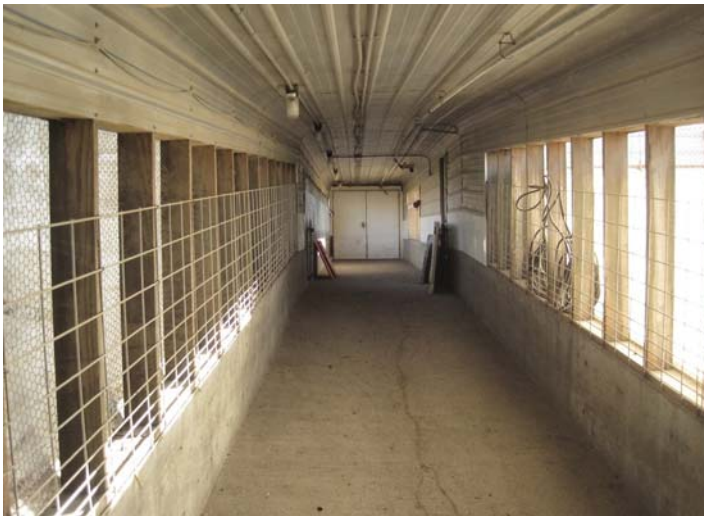
Photos



Room View



Interior View



Hall with Loadout



Hi Lo Load Out



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Notes