

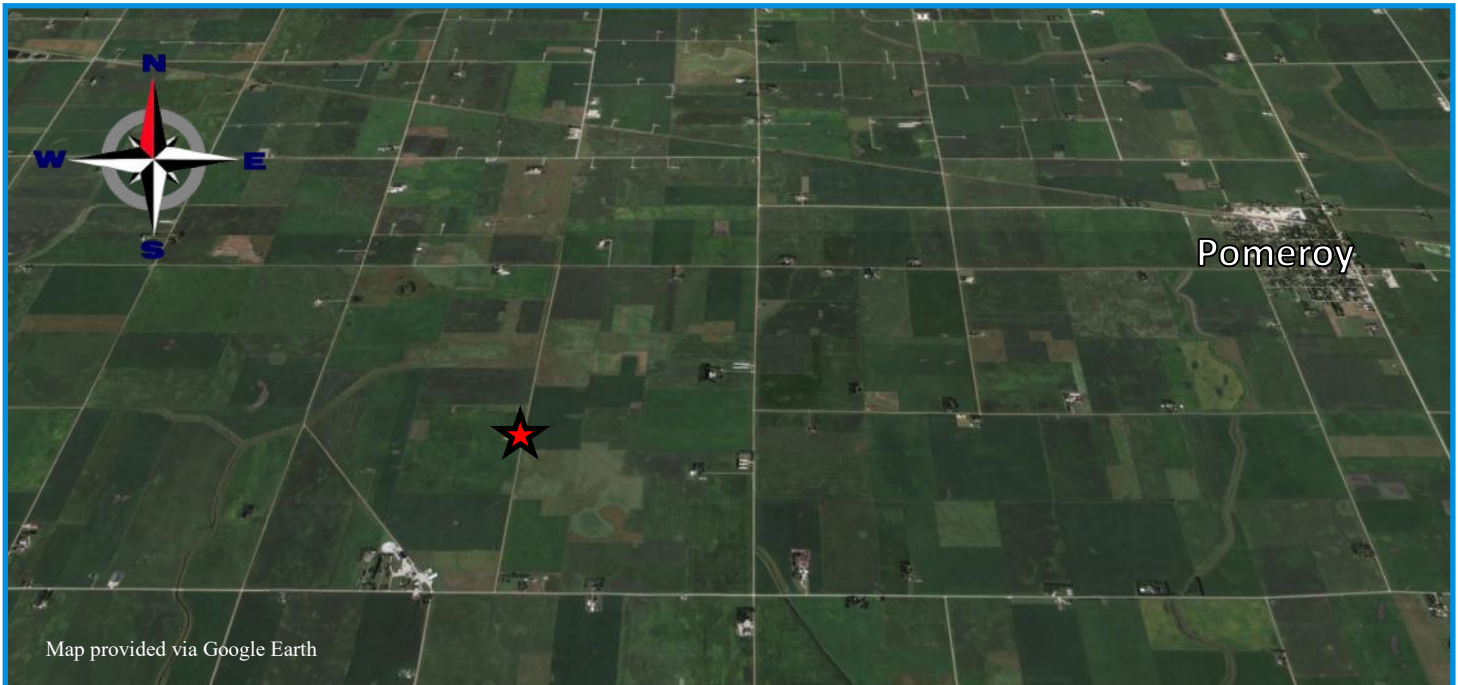


**AGRI • MANAGEMENT
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**GROWTHLAND
Realty & Appraisal**

3,900 Pig Spaces
3.91 A M/L
\$814,827 or \$208.93/Space

Swine Finishing Site
Calhoun County, IA



Agri-Management Services and Affiliates is offering for sale a Swine Finish site in Calhoun County, Iowa. The site was constructed in 1999 with (3) 41' x 260' Buildings and site office. Recent upgrades to this 3 building Site since 2019 include:

- 1) New Roofs on All 3 Buildings**
- 2) New SS 36" x 70" Feeders and SS Cup Waters**
- 3) New Site Incinerator.**
- 4) JUST COMPLETED 2021—NEW Penning, SS Barn Entry Doors, Curtain and Panel upgrades!!**

Transferable MMP and Manure Easement acres available. Good opportunity to purchase an existing sites in area accessible to several Midwest Integrators.

Agri Management Services

Growthland Realty & Appraisal

Dale Kenne, Licensed in IA
5475 Dyer Avenue, Suite 141
Marion, IA 52302
515-368-1313
dale@agri-management.com

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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3,900 Head Finish Site

3.91 Acres



Site Updates Since 2019

- ◆ **New Corrugated Steel Roofs**
- ◆ **New SS Feeders and SS Cup Waters**
- ◆ **New Site Incinerator**
- ◆ **Just Completed in 2021—NEW Penning, SS Barn Entry Doors, Curtain and Panel upgrades!**

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Site Overview

Building Type:	Finish 1	Finish 2	Finish 3
Year Built:	1999		
Size:	41' x 261'	41' x 261'	41' x 261'
Pig Spaces:	1,300	1,300	1,300
Number of Rooms:	1	1	1
Interior Room Dimensions:	40' x 260'	40' x 260'	40' x 260'
Pens per Room:	(48) - 10'10" x 18'10"	(48) - 10'10" x 18'10"	(48) - 10'10" x 18'10"
Office/WR:	Site has 10' x 10' Office/Well/Alarm Building		
Pit Depth:	8' Pit	8' Pit	8' Pit
Ventilation:	Power - Natural	Power - Natural	Power - Natural
Ventilation Controller:	Choretime Model 16H	TC5-1N8FA	Choretime Model 16H
Emergency System (s):	Site Alarm - PowerDrop	Site Alarm - PowerDrop	Site Alarm - PowerDrop
Ceiling:	Painted Steel	Painted Steel	Painted Steel
Flooring:	Concrete Gang	Concrete Gang	Concrete Gang
Feed System:	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT	Model 75/300 Flex TO TT
Feeders:	24 - 36" x 70" SS WF	24 - 36" x 70" SS WF	24 - 36" x 70" SS WF
Waterers:	96 - SS Water Cups	96 - SS Water Cups	96 - SS Water Cups
Load Out:	Portable	Portable	Portable
Taxes:	\$1,132.59		
Price:	\$814,827		
Price/Space:	\$208.93		

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Photos



3,900 Head Finish Site



Site Office



Exterior End View



Interior View



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Photos



Room View



SS Feeders & Water Cups



Room Controller



Site View

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Notes