



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

2,400 Pig Spaces

3.41 A M/L

\$465,000 or \$193.75/Space

Two Filtered Gilt Developer

or Wean-Finish Sites

Greene County, IA



Agri-Management Services and Affiliates is offering for sale Two Filtered Swine Gilt Developer or Wean-Finish Sites in Greene County. Each site has (1) 51' x 200' – 2 Room Building with bio-secure entrance with office/workroom/laundry. Both were originally built in 2006 and remodeled into filtered Gilt Development Units in 2012. NEW Stainless Steel Wean-finish feeders were added in 2020. Both sites have been well maintained and are easily accessible.

Sites:

- 1.) Fair Creek 100th St. – 1200 Wean Finish Spaces
- 2.) Fair Creek J Ave. – 1200 Wean Finish Spaces

Opportunity to purchase existing sites in area accessible to several Midwest integrators and packers.

Agri Management Services

Growthland Realty & Appraisal

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Fair Creek 100th St



Site Improvements
Remodel into Filtered Unit—2012
New Stainless Steel Wean Finish Feeders—2020



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Fair Creek 100th St

Building Type:	Filtered WF—GDU	
Year Built:	2006—Filter remodel in 2012	
Size:	51' x 200' OD	
Room	1	2
Pig Spaces:	600	600
Interior Room Dimensions:	50' x 95'	50' x 95'
Pens per Room:	(4) - 9'6" x 23'9" and (8) - 19' x 23'9"	(4) - 9'6" x 23'9" and (8) - 19' x 23'9"
Office/WR:	BioSecure Entrance/Shower/Load Out	
Pit Depth:	8'	8'
Ventilation:	Power - Negative Filtered	
Ventilation Controller:	EXPERT VT110	EXPERT VT110
Emergency System(s):	40 KW Generator - Hawk Alarm	
Ceiling:	White Steel	White Steel
Flooring:	Concrete Slat	Concrete Slat
Feed System:	Model 75/300 Flex	Model 75/300 Flex
Feeders:	(6) 36" x 56" & (4) 36" x 70" SS WF	(10) 36" x 70" SS WF
Waterers:	(32) SS Cups	(32) SS Cups
Load Out:	Attached - Enclosed	
Taxes:	\$496.00	
Updates	Building was remodeled to Filtered GDU in 2012 & NEW SS WF Feeders in 2020	



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Photos



100th St Site



Bio Secure Entrance



Control Room



Room Flooring & Waters



View of Rooms



Building Workroom

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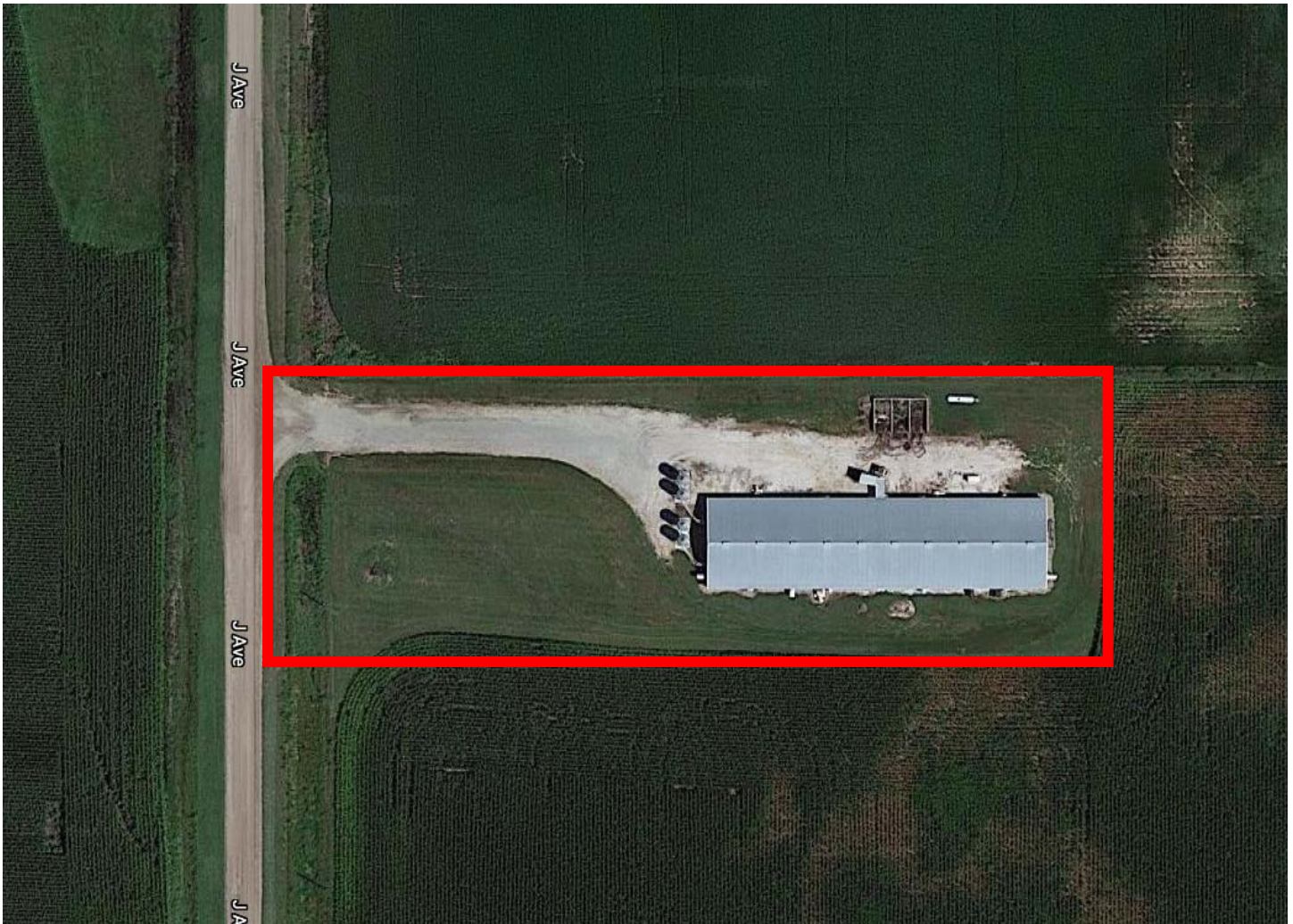


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Fair Creek J Ave



Site Improvements
Remodel into Filtered Unit—2012
New Stainless Steel Wean Finish Feeders—2020



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Fair Creek J Ave		
Building Type:	Filtered WF—GDU	
Year Built:	2006—Filter remodel in 2012	
Size:	51' x 200' OD	
Room	1	2
Pig Spaces:	600	600
Interior Room Dimensions:	50' x 95'	50' x 95'
Pens per Room:	(4) - 9'6" x 3'9" and (8) - 19' x 23'9"	(4) - 9'6" x 23'9" and (8) - 19' x 23'9"
Office/WR:	BioSecure Entrance/Shower/Load Out	
Pit Depth:	8'	8'
Ventilation:	Power - Negative Filtered	
Ventilation Controller:	EXPERT VT110	EXPERT VT110
Emergency System(s):	40 KW Generator - Hawk Alarm	
Ceiling:	White Steel	White Steel
Flooring:	Concrete Slat	Concrete Slat
Feed System:	Model 75/300 Flex	Model 75/300 Flex
Feeders:	(10) 36" x 70" SS WF	(10) 36" x 70" SS WF
Waterers:	(32) SS Cups	(32) SS Cups
Load Out:	Attached - Enclosed	
Taxes:	\$506.00	
Updates	Site was remodeled to Filtered GDU in 2012 & NEW SS WF Feeders in 2020	

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Photos



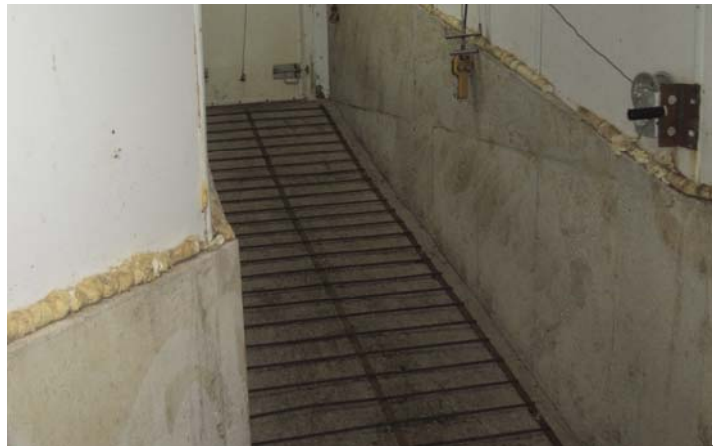
J Ave Site



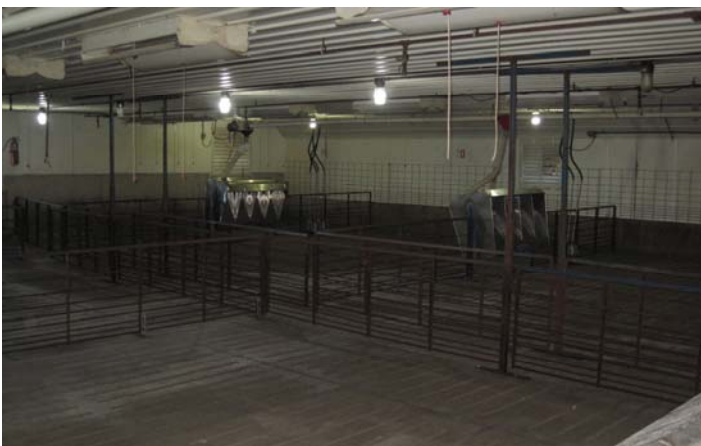
Attic Entrance



Attic Filters



Building Load Out



View of Rooms



Room Interior

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Notes