

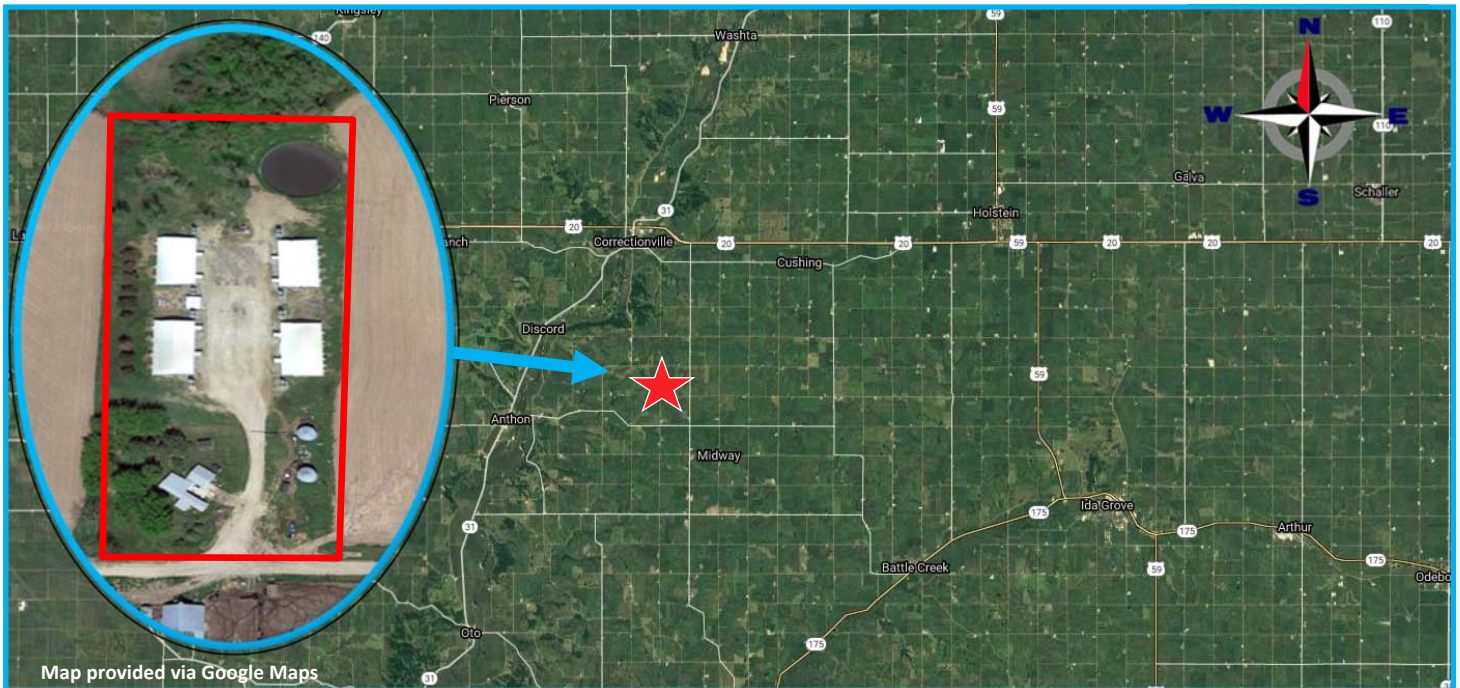


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**5,800 Pig Spaces
6.73 A M/L
\$638,000 or \$110/Space**

**Swine Nursery Site
Woodbury County, IA**



Agri-Management Services and Affiliates is offering for sale a 5,800 head, four building Swine Nursery site in Woodbury County, Iowa. This site has four 56' x 94' Buildings with unattached Site Office. This site has been well maintained and located on dead end road with **GREAT ISOLATION**.

Other Highlights include:

- **Five year average of pigs that were weaned to the site and transferred to a finisher = 98.56 %; last two years = 99.35 %**
- On-Farm caretaker would consider staying at the site, but is actively seeking other opportunities
- Site in great condition with routine maintenance completed as needed
- Plastic Flooring & PVC Gate Panels for Long Life and Reliability
- Manure easement acres available
- **Rare opportunity to purchase an isolated nursery in Western Iowa with Excellent swine production metrics**

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Aerial



**5800 Head Nursery Site in Woodbury County, Iowa
(4) 2 Room 1450 head Buildings with Enclosed Hi—Lo Load Outs
On Site office with Shower, Electrical/Storage Room & Laundry**

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Site Overview

5,800 Head - 6.73 Acres

Building Type:	Nursery	Nursery	Nursery	Nursery
Year Built:	1994	1994	1994	1994
Size:	56' x 94'	56' x 94'	56' x 94'	56' x 94'
Number of Rooms:	2	2	2	2
Pig Spaces:	1,450	1,450	1,450	1,450
Interior Room Dimensions:	46' x 56' ID	46' x 56' ID	46' x 56' ID	46' x 56' ID
Pens per Room:	(42) 5' x 10'2"	(42) 5' x 10'2"	(42) 5' x 10'2"	(8) 13' 8" x 22'
Office/WR:	Unattached 20' x 24' Site Office/ Workroom/Shower			
Pit Depth:	Pull Plug	Pull Plug	Pull Plug	Pull Plug
Ventilation:	Power	Power	Power	Power
Ventilation Controller:	TC4-2v4SA	TC4-2v4SA	TC4-2v4SA	TC4-2v4SA
Emergency System(s):	75KW Backup Generator and Sensaphone Site Alarm			
Ceiling:	White Steel	White Steel	White Steel	White Steel
Flooring:	Plastic	Plastic	Plastic	Plastic
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:	(20) 30" SS Tube w/Cups	(20) 30" SS Tube w/Cups	(20) 30" SS Tube w/Cups	(8) 60" SS Tube w/Cups
Waterers:	WD Feeder Cups	WD Feeder Cups	WD Feeder Cups	WD Feeder Cups
Load Out:	Attached Load Out to Each Building			
Taxes:	\$848.00			
Price:	\$638,000.00			
Price/Space:	\$110.00			

OTHER KEY FEATURES

- **Utilities: Well on site & Onan 75 KW Site Generator**
- **Each Room has Tandem Bins for Feed Management**
- **Each Building has Enclosed attached High-Low Loadouts**
- **Plastic Nursery Flooring, PVC Style Penning and Fiberglass Walls for Ease of Cleaning**
- **Excellent Site Location with Isolation on Dead End road 1/4 mile off Hard Surface Road**

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Photos



Woodbury Nursery



Site Office



Office Interior



Room Controller

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Photos



Small Pen Room View



2nd Room View



Large Pen Room View



Concrete Manure Storage

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Notes