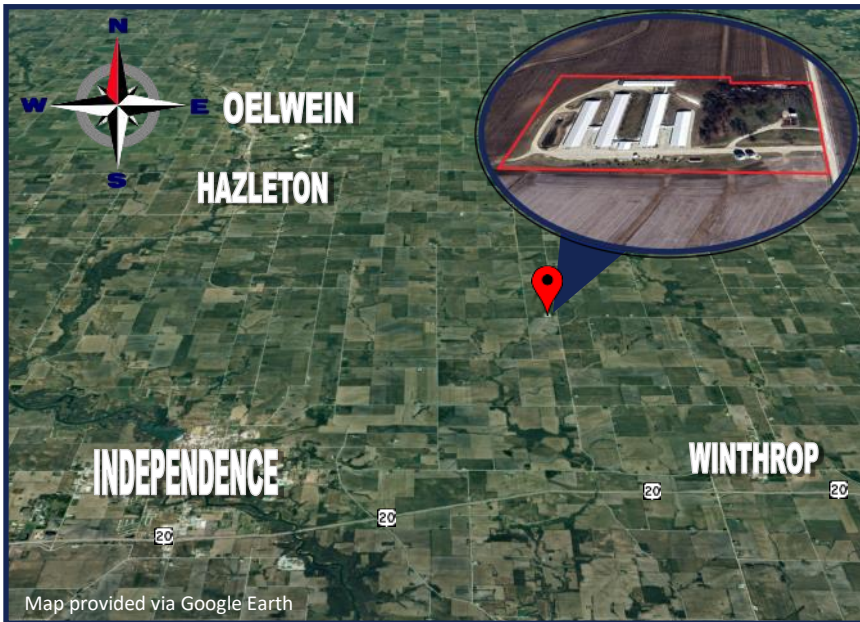


# Growthland

**3,200 Head Sow Farm**  
**23.18 A M/L**  
**Sale Method—Bid Process**  
**Buchanan County, IA**

**Available for Bid**  
Bids due by July 17th, 2024  
Minimum Bid requirement of  
\$1,280,000 or \$400/sow Space  
Bid Process Outlined on 2nd Page



Overview	
Permitted Capacity	4,799
Gestation Spaces	2,869
Farrowing Spaces	572
Gilt Development Spaces	800
ISO Nursery Spaces	200

**Showing Dates:**  
Thursday, June 20th, 2024  
Thursday, July 11th, 2024

Growthland is offering for Sale a 3,200 Head Breed to Wean site located on 23.18 Acres M/L in Buchanan County, Iowa. Site was originally constructed in 1998 with a separate Gilt ISO and Growout building added in 2002. In 2011 the West Farrow and Gestation buildings were complete rebuilds from concrete up, with all NEW Equipment and Flooring.

**Key Highlights:**

- Modern Swine Breed to Wean Production Facility. Unit is vacant, offering real estate only.
- Negative Filtered Unit with Bio Secure Entrance
- Recent upgrades include 7 rooms of NEW Farrow Floors.
- Separate Entrance to Gilt Isolation and Grow out Building
- Nutrient Management Plan in place for prospect to review
- On site Well with cistern for adequate and reliable water source

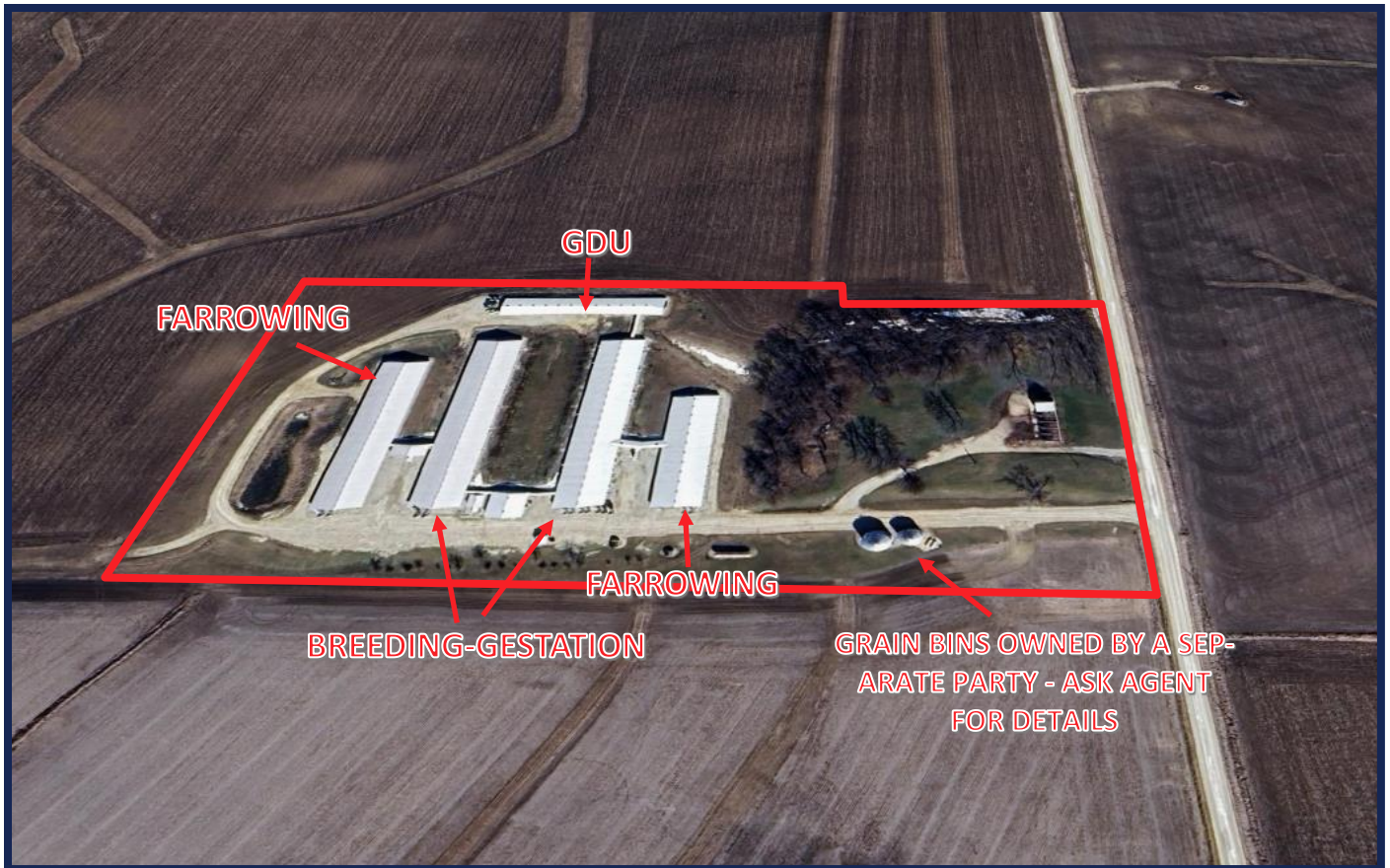
**Contact us:**

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[www.growthland.com](http://www.growthland.com)

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Cell—515-368-1313

**Dean Schott**  
Dean@growthland.com  
Cell: 319-631-0050

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## Bid Process

### Bidding Process:

· Prospects will submit a bid **by July 17th, 2024 at 5 PM. Ask agent for bid form.**

· Accepting property "as-is", "where-is"

### Seller Options:

- Accept one bid
- Determine to negotiate with one bid
- Ask multiple bidders to provide a highest and final offer by **July 18th, 2024**
- Reject all bids and retain ownership **if the bid does not exceed \$1,280,000**

### Terms:

Five percent of the purchase price required from successful bidder. Buyer(s) will sign Real Estate Sales Agreement and must be prepared for cash settlement of the purchase at the time of closing.

### Closing:

**Seller desires to close by September 13, 2024**

### Conditions:

This sale is subject to all easements, leases and any other restrictions of record. **Buyer(s) have inspected the property and understand they are purchasing the property "as-is, where-is"**. Any expenses post-closing are solely the responsibility of the Buyer(s).

### Agency:

Growthland and their Associates are Agents of the Seller.

## DISCLAIMER

The Seller has supplied the information contained in this Document. Growthland has not audited or otherwise confirmed this information and makes no representations, expressed or implied, as to its accuracy or completeness or the conclusions to be drawn and shall in no way be responsible for the content, accuracy, and truthfulness of such information. Any and all representations shall be made solely by the Seller as set forth in a signed agreement or purchase contract, which agreement or contract shall control the representations and warranties, if any. The marketing information presented in this material is the result of the Seller's representations and research utilizing sources and materials considered to be reliable and to contain information deemed to be relevant to the Properties but without any guarantees or specific statements or implied warranties. Properties being sold "as-is; where-is". By requesting this information package, the recipient acknowledges the responsibility to perform a due diligence review prior to any acquisition of in whole or in part and or merger or interest with or of the Seller.

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## Site Overview

Building Type:	Farrowing		Breeding - Gestation		GDU	
Number:	West	East	West	East	1 ISO	1
Dimensions:	61' x 303'	61' x 284'	61' x 456'	61' x 456'	60' x 240'	
Year Built:	1998 - 2011	1998	1998-2011	1998	2002	
Number of Rooms:	15	11	1	1	1	1
Room Dimensions	(15)- 25' x 55' ID	(11) - 25' x 55' ID	60' x 455'	60' x 455'	24' x 50' ID	60' x 210'
Pig Spaces:	330	242	1386	1483	200	800
Pens per Room:	(22) - 5'x 8'4" FR Crates	(22) - 5' x 8'4" FR Crates	1386 - 23" x 7' Stalls	218 - 21" x 5' Stalls 1265 - 22" x 7' Stalls	4 - Pens	224 - 21" x 5' Stalls 11 - Pens
Pit Depth:	Pull Plug	Pull Plug	Deep Pit	Deep Pit	Deep Pit	
Ventilation:	Negative Filtered	Negative Filtered	Negative Filtered	Negative Filtered	Negative Filtered	Negative Filtered
Ventilation Controller:	Genius GE-28	Phason OMNI	EXPERT SERIES 2	Phason OMNI	Phason SUPRA	Phason SUPRA
Emergency System(s):	Site Generator/AgriAlert					
Ceiling:	Painted Steel	PPD & Battens	Painted Steel	Painted Steel	Painted Steel	Painted Steel
Flooring:	Cast & Tribar/ Coated	Cast & TriBar	Concrete Slat	50/50 Concrete Slat	Concrete Slat	Concrete Slat
Feed System:	Chain Disk to Drop	Chain Disk to Drop	Flex to Sow Drop	Flex to Sow Drop	Model 300 Flex	Model 300 Flex
Feeders:	SS Sow Fdr	SS Sow Fdr	SS Trough	SS Trough	6 - SS Fdrs	11 SS Fdrs & Trough
Waterers:	SS Sow Nipple	SS Cup	Valve to SS Trough	Valve to SS Trough	SS Cups	SS Cups & Trough
Load Out:	Bio Secure Attached Filtered					
Office:	44' x 56' Filtered Attached with 4 Showers, Office, Breakroom/Kitchen, Bathroom, Laundry.				12' x 24' Filter with Shower, Laundry	
Taxes:	\$6,988.00					

### Key Highlights:

- On site Well with cistern for adequate and reliable water source
- Nutrient Management Plan in place for prospect to review
- Negative Filtered Unit with Bio Secure Entrance
- Recent upgrades include 7 rooms of NEW Farrow Floors.



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## Photos



**Eagle Ridge**



**View from South East**



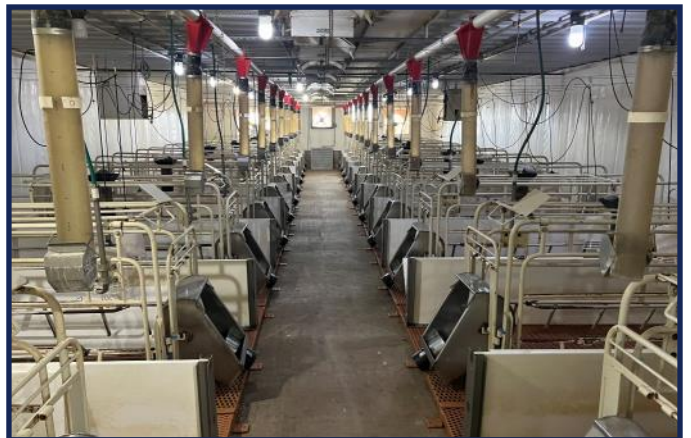
**Bio Secure Entrance**



**Office**



**West Farrow Building**



**Typical West Room**



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## Photos



West Rooms Farrow Crate



2nd Room View



Farrow Room Controller West



East Farrow Room View



Typical Farrow Crate East



2nd Room View East



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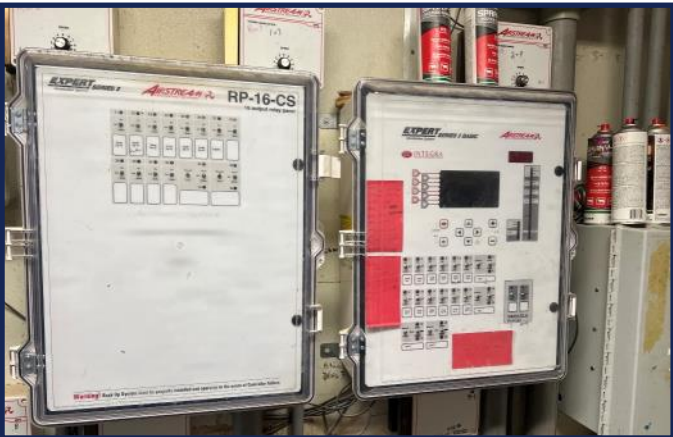
## Photos



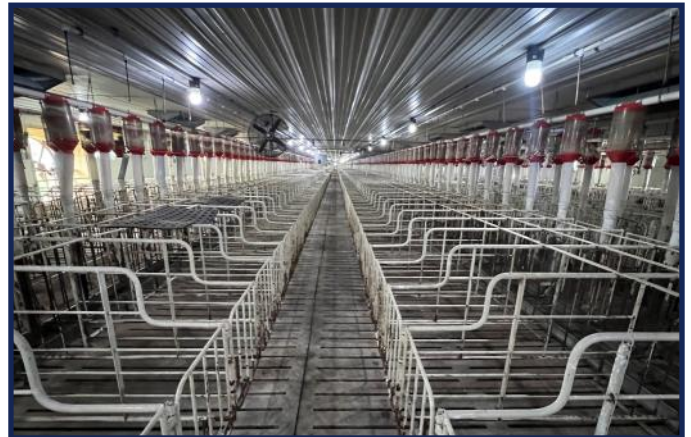
Room Controller East Rooms



West Gestation Room



Gestation Room Controller West



2nd Room View West Gestation



East Gestation Building



Room View East Gestation



# Growthland

## Photos



Room Controller East Gestation



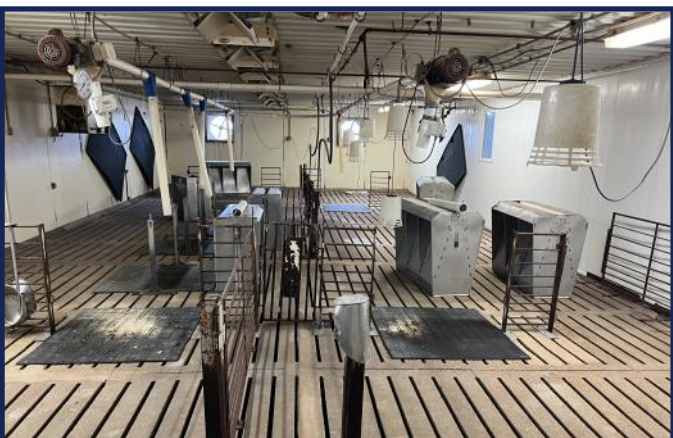
2nd Room View East



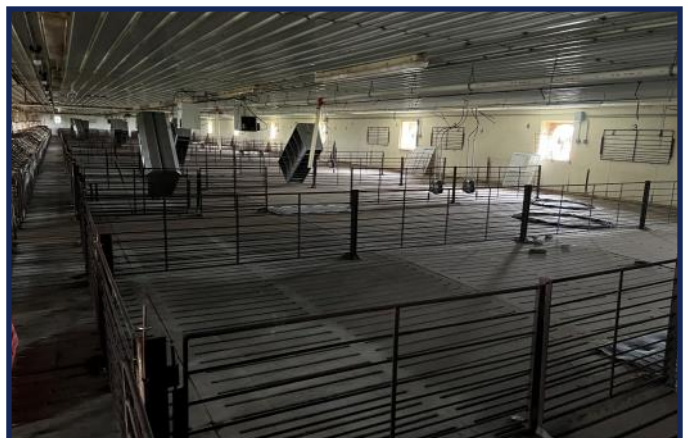
Weaner Gilt ISO & Gilt Grow Out



Gilt ISO Entrance & Office



Gilt ISO Room



Gilt Room Pens



# Growthland

## Photos



**Gilt Training Stalls**



**2nd Gilt Room View**



**Site 350KW Generator**



**Site 18000 Gallon LP Tank**



**Grain Bins**



**View from East**