

# Growthland

2,480 Pig Spaces  
2.60 A M/L  
\$850,000 or ~\$343/Space

## Wean to Finish Buchanan County, IA



Growthland is offering for sale a wean to finish swine facility in Buchanan County, Iowa. Great opportunity to own a modern designed 2,480 pig space finisher built in Fall, 2018. Site includes an office with laundry and an attached dock height loadout. Large driveway for easy access into the property.

### Highlights:

- Opportunity to own a modern 2,480 pig space single barn site in great condition!!
- One room design built in Fall, 2018 with outer dimensions of 71' x 281'
- Power natural or Tunnel ventilated, larger pen design with pre-sort capabilities and wet/dry feeders
- High quality site with modern requirements of many pig producers: office, laundry, permanent loading chute, Maximus controller, three 30 ton feed bins, and ideally sized at 2,480 pig spaces.
- Five years remaining on the current contract with a known pig producer that can be assigned to a qualified buyer
- Seller to provide manure agreements on the adjoining land.

### Contact us:

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**2,480 Pig Space Wean to Finish Site**  
**2345 Buchanan-Delaware Avenue; Masonville, Iowa 50654**  
**Buchanan County**  
2.60 Acres



71' x 281' Wean to Finish barn  
Well maintained power natural or tunnel ventilated facility  
Maximus Controller  
Well on-site

**Property Disclaimer:** Information provided herein was obtained from sources deemed reliable, but neither Growthland, its agents, nor its owners, make any guarantees or warranties regarding its accuracy. Prospective buyers are urged to inspect the property, its condition, and rely on their own conclusions. All illustrations, dimensions, and acreage figures are approximate or "more or less" and based on information currently available.

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Site Overview	
<b>Building Type:</b>	Wean to Finish
<b>Year Built:</b>	2018
<b>Outer Dimensions:</b>	71' x 281'
<b>Pig Spaces:</b>	2,480
<b>Number of Rooms:</b>	1
<b>Interior Room Dimensions:</b>	70' x 280' ID
<b>Pens per Room:</b>	(23) 23' 3" x 34' 3" (1) 15' 9" x 34' 3"
<b>Office/WR:</b>	7' x 32' Workroom Washer / Dryer
<b>Pit Depth:</b>	8' Deep
<b>Ventilation:</b>	Power Natural or Tunnel
<b>Ventilation Controller:</b>	Maximus
<b>Emergency System(s):</b>	Maximus / Power Drop
<b>Ceiling:</b>	Plastic Ag-Tuff
<b>Flooring:</b>	Concrete Slats
<b>Feed System:</b>	AP 1005/Tandem
<b>Feeders:</b>	(24) 72" SDI W/D Feeders
<b>Waterers:</b>	Nipple Bar for Wean Pigs
<b>Load Out:</b>	Attached Enclosed 48" x 26'
<b>Taxes:</b>	\$1,209.00

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## Photos



**Northeast View**



**Southeast View**



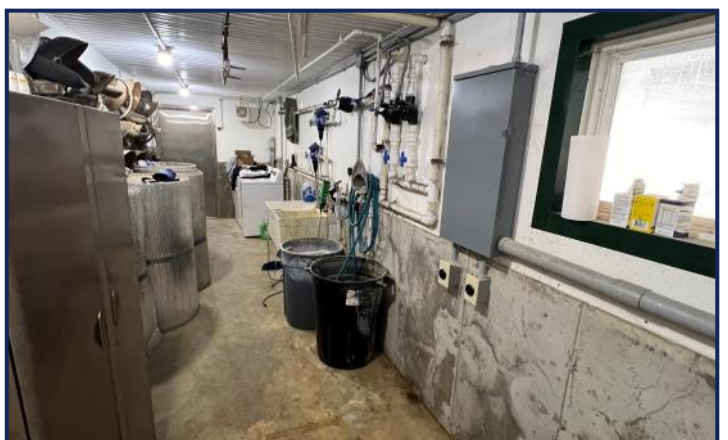
**Northwest View**



**Dock Height Loadout**



**Controller**



**Workroom**

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## Photos



**W/D Feeder**



**Pen Design**



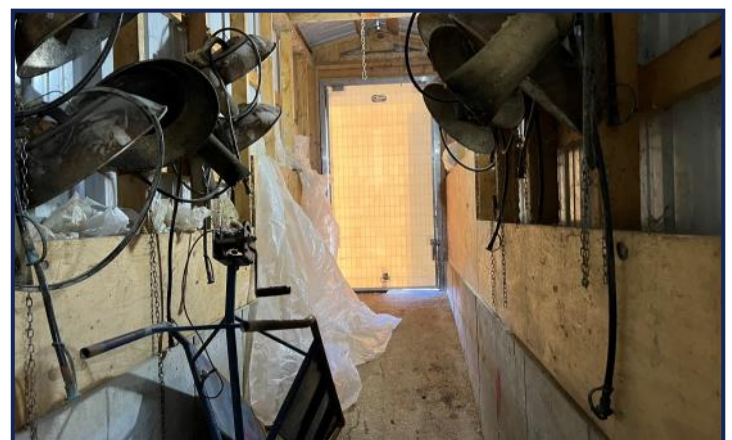
**Interior**



**Tunnel Fan End**



**Solid Slat/Pen**



**Interior Loadout & Brooders**