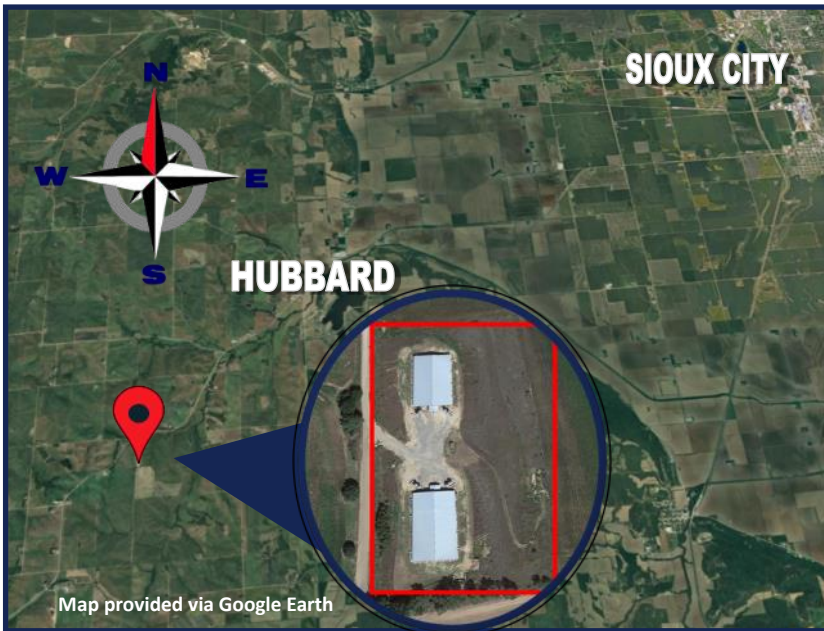


Growthland

4,800 Wean-to-Finish Pig Spaces
9.50 Acres M/L
Dakota County, Nebraska

Available for Bid
Bids Due by July 11th, 2024
Minimum bid requirement:
\$1,224,000 (\$255/space)



Bid Process

Bid Process:

- Prospects will submit a Round 1 bid **by July 11th, 2024 at 5 PM. Ask agent for offer form.**
- Accepting property “as-is”, “where-is”

Seller Options :

- Accept one offer
- Determine to negotiate with one offer
- Ask multiple bidders to provide a highest and final Round 2 offer by **July 12th 2024 at 10 AM**
- Reject all offers and retain ownership if minimum bid not met

Target Showing Dates

Monday, June 24th, Tuesday, June 25th
Monday July 1st, Tuesday July 2nd
Call Dean Schott - 319-631-0050

Property Highlights:

- Two highly isolated doublewide wean to finish facilities in great condition on 9.5 acres
- Operated as Gilt Developers with nearest pig 4 miles away. See Biosecurity Map in Brochure. Current producer will entertain a contract with a qualified buyer.
- Tunnel ventilated with a biosecure shower entry and dock height load chutes
- Built in 2007 & 2008 with major upgrades from original:
 - 2014: New Roofs
 - 2021: Feeders, gating, feedlines, & electrical outlets
 - 2024: Areas of East room of North Barn updated due to roof collapse from snow: ceiling, side wall, feedlines, partial roof/rafter
- Good location in proximity to packing plants

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:

Ideally close within 45 days of final offer date.

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.

Contact us:

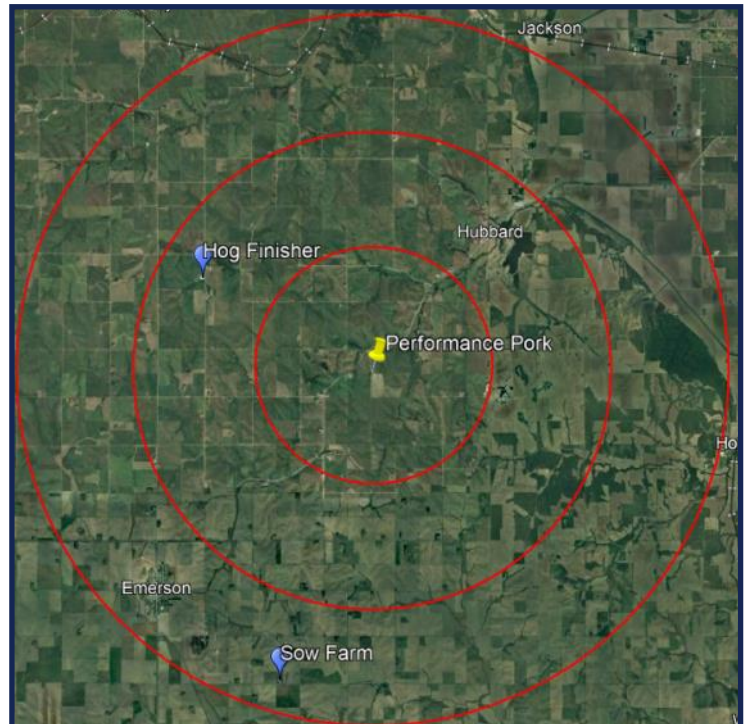
5475 Dyer Ave, #141
Marion, IA 52302
Office: (319) 377-1143
www.growthland.com

Rod Leman
Licensed in IA, MN & NE
Rod@growthland.com
Cell: 515-835-2312

Dean Schott
Licensed in IA, IL, MO, MN & NE
dean@growthland.com
Cell: 319-631-0050

Growthland

**4,800 Wean to Finish Site
Dakota County, NE
9.30 Acres**



- (2) 101' x 197' Wean to Finish Buildings on 9.5 acres
- 15' x 20' biosecure office with a shower and laundry
- 60 KW backup LP generator for emergency power.
 - Water is supplied by an on-site well
 - Biosecurity Map: 2.5, 5, and 7 Mile Rings
 - Nearest Pig is a Finisher 4 Miles Northwest
 - Sow Farm Located 6 plus miles to South

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.

Growthland

Site Overview

Building Type:	Wean - Finish	
Year Built:	2007/2008	
Size:	101' x 197'	
Number of Rooms:	2	2
Pig Spaces:	2,400	2,400
Interior Room Dimensions:	50' x 196'	50' x 196'
Pens per Room:	(10) 19' 6" x 47' 2"	(10) 19' 6" x 47' 2"
Office/WR:	15' x 20' Center Office/Workroom	
Pit Depth:	8'	8'
Ventilation:	Power Tunnel	Power Tunnel
Ventilation Controller:	Airstream VT-110	Airstream VT-110
Emergency System(s):	Agri-Alert 800/ 60 KW LP Generator	Agri-Alert 800/ 60 KW LP Generator
Ceiling:	White Steel	White Steel
Flooring:	Concrete Slats	Concrete Slats
Feed System:	AP 1005 Flex	AP 1005 Flex
Feeders:	(10) 71" SS Wet Dry	(10) 71" SS Wet Dry
Waterers:	(20) SS Cups	(20) SS Cups
Load Out:	7' x 20' Attached Center Loadout	
Taxes:	\$4,121.82	

Site Upgrades from Original

- 2014: New Roofs
- 2021: Feeders, Gating, Feedlines, & Electrical Outlets
- 2024: Areas of East room of North Barn updated due to roof collapse from snow: ceiling, side wall, feedlines, partial roof/rafter

Growthland

Photos



North Finisher



South Finisher



Northeast View



Southeast View



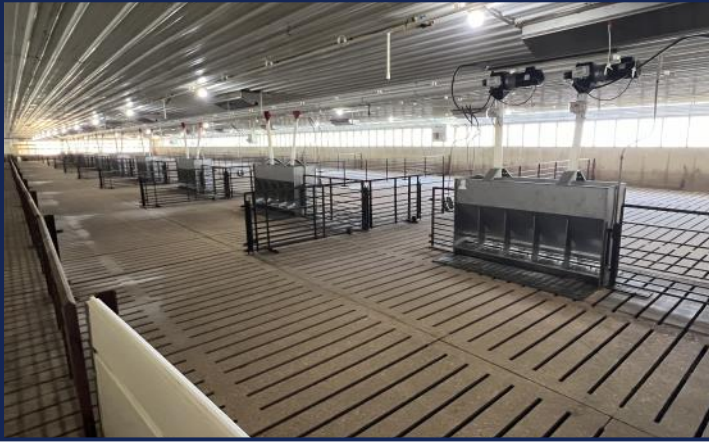
Controllers/Medicators



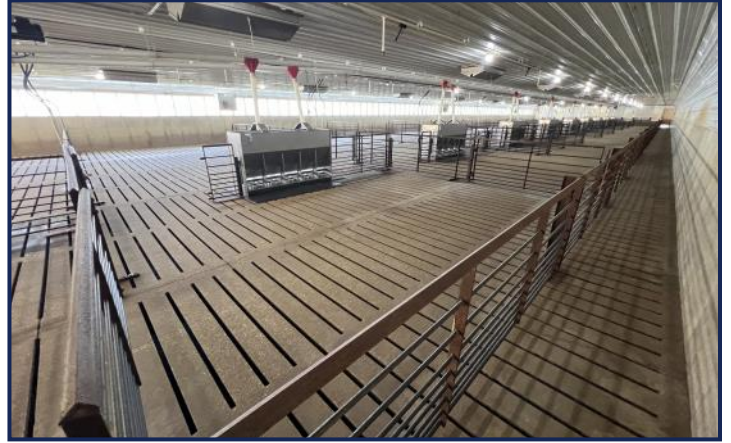
Office / Laundry

Growthland

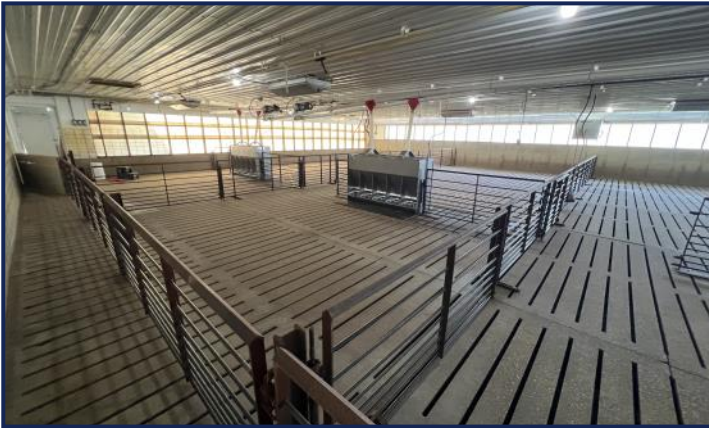
Photos



Room View



Pen Design



Tunnel Curtain End



Tunnel Fan End



W/D Feeder



Generator