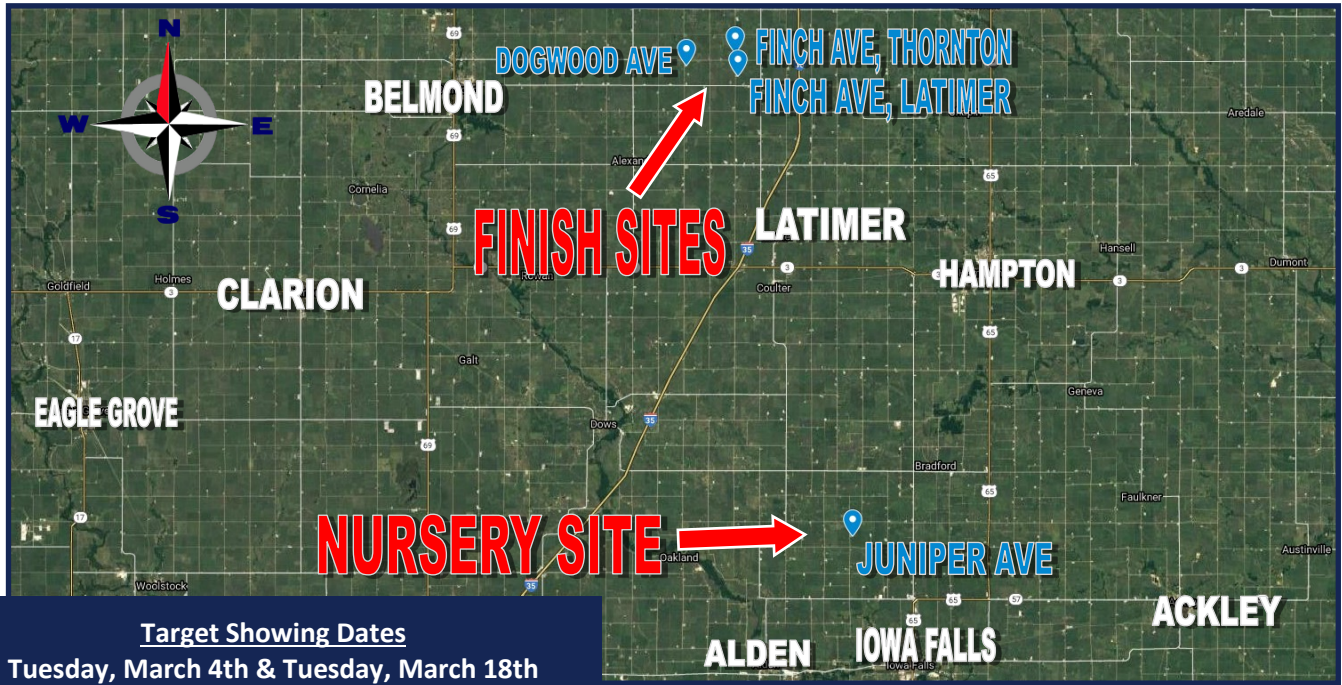


Growthland

Three—2,400 Feeder to Finish Sites
 One— 4,000 Head Nursery
 Franklin County, IA

Available for Bid
 Bids Due March 25th at 1 PM
 Outlined on Page 2



Target Showing Dates
 Tuesday, March 4th & Tuesday, March 18th
MUST Call to schedule a time

Site Overviews

Site	Design	# Spaces	Asking Price	\$/Space	Year Built	Recent Upgrades	Comments
Dogwood Ave	Feeder to Finish	2,400	\$ 575,280	\$ 239.70	2008	Generator & Barn Talk Alarm	Ideal size, standard design, and great location that is desirable for Multiple Pig Producers. <u>Roofs in process of being replaced. Cost of any roof not replaced at time of close will be credited to the buyer.</u>
Finch Ave, Latimer	Feeder to Finish	2,400	\$ 575,280	\$ 239.70	2006	Generator & Barn Talk Alarm	
Finch Ave, Thornton	Feeder to Finish	2,400	\$ 575,280	\$ 239.70	2005	Generator & Barn Talk Alarm	
Juniper Ave	Nursery	4,000	\$ 681,600	\$ 170.40	1996/2022	Flooring, Gating, Feeders, Ceiling, Inlets, & Exterior Steel	Minimal needs after recent upgrade; priced at approximately 70% cost of new

- Sites may be purchased as a group, individually, or in any combination. **Seller to give preference towards a combination bid.**
- Contract grower agreements have approximately 1 year remaining with major pig producer. **Pig producer has interest in an agreement for a longer term to a qualified buyer.** Call Agent for details.
- Labor in place and desires to stay at sites if needed for new owner
- **Current manure agreements on a year to year basis.** The agreement and Manure Management Plan available to review.
- Great opportunity to purchase sites with existing contract and labor provider for a smooth transition

Contact us:

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



DEAN SCHOTT
Real Estate Agent
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SCOTT BORCHARDING
Associate Real Estate Broker
 Licensed in IA & MN
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 scott@growthland.com

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

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Bid Process

Bid on one site, any combination of sites or all four sites combined. Seller to give preference towards a combination bid.

Bid Process:

- Prospects will submit a Round 1 bid **by March 25th, 2025 at 1 PM. Ask agent for bid form.**
- Accepting property "as-is", "where-is"
- Can submit a bid subject to obtaining a contract grower agreement.

Seller Options :

- Accept one offer
- Determine to negotiate with one offer
- Ask multiple bidders to provide a highest and final Round 2 offer by **March 26th, 2025 at 10 AM**
- Reject all offers and retain ownership

Target Showing Dates

Tuesday, March 4th & Tuesday, March 18th

MUST Call Dean Schott - (319) 631-0050; or

Scott Borcharding (515) 708-6033 to schedule a time

- Terms:** Five (5) 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.

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2,400 Wean to Finish Site

**2185 Dogwood Ave
Alexander, IA**

2.26 Acres



Site Information

- Built in 2008; **new roof to be installed in 2025. Credit for cost of roof to be given to buyer if not complete by closing.**
- **Fall of 2023 NEW 38 KW LP Generator with automatic transfer switch was installed!**
- BarnTalk alarm system was added in 2022
- Curtains in good shape
- There is an attached office with shower and laundry area.
- The chute is located in the middle of the barn with semi height loadout
- Expert VT-110 Controllers for each room
- Well is on site.

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Growthland

2,400 Wean to Finish Site

2185 Dogwood Ave
Alexander, IA

2.26 Acres

Site Overview		
Building Type:	Feeder to Finish	
Year Built:	2008	
Size:	102' x 196'	
Pig Spaces:	1,200	1,200
Number of	2	2
Interior Room	50' x 195' ID	50' x 195' ID
Pens per	(40) 9' 9" x 23' 6"	(40) 9' 9" x 23' 6"
Office/WR:	10' x 16' Shower, Restroom, Washer Dryer	
Pit Depth:	8' Deep	8' Deep
Ventilation:	Power - Tunnel	Power - Tunnel
Ventilation	AP Expert VT-110	AP Expert VT-110
Emergency	BarnTalk Alarm/35 KW LP Generator	
Ceiling:	PVC Ag Tuff	PVC Ag Tuff
Flooring:	Concrete Slats	Concrete Slats
Feed System:	Flex Flow 300/Tandem	Flex Flow 300/Tandem
Feeders:	(20) 70" Dry Feeders	(20) 70" Dry Feeders
Waterers:	(40) SS Cup Waterers	(40) SS Cup Waterers
Load Out:	Attached Enclosed 56" x 8'	
Taxes:	\$1,078.00	

Growthland

Photos



Northwest View



Southeast View



Interior



Interior



Controllers



LP Generator

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Growthland

2,400 Wean to Finish Site

**2145 Finch Ave
Alexander, IA**

2.10 Acres



Site Information

- Built in 2006; **new roof to be installed in 2025. Credit for cost of roof to be given to buyer if not complete by closing.**
- **Fall of 2023 NEW 38 KW LP Generator with automatic transfer switch was installed!**
- BarnTalk alarm system was added in 2022
- There is an attached office with shower and laundry area.
- Expert VT-110 Controllers for each room
- Portable Load chute
- 70" Dry feeder with two cup waterers per pen
- Well is on site.

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Growthland

2,400 Wean to Finish Site

2145 Finch Ave
Alexander, IA

2.10 Acres

Site Overview		
Building Type:	Feeder to Finish	
Year Built:	2006	
Size:	102' x 200'	
Pig Spaces:	1,200	1,200
Number of Rooms:	2	2
Interior Room Dimensions:	50' x 199' ID	50' x 199' ID
Pens per Room:	(40) 10' x 23' 6"	(40) 10' x 23' 6"
Office/WR:	10' x 18' Shower, Restroom and Washer Dryer	
Pit Depth:	8' Deep	8' Deep
Ventilation:	Power - Tunnel	Power - Tunnel
Ventilation Controller:	AP Expert VT-110	AP Expert VT-110
Emergency System(s):	BarnTalk/Generator	
Ceiling:	White Steel	White Steel
Flooring:	Concrete Slats	Concrete Slats
Feed System:	Flex Flow 300/Tandem	Flex Flow 300/Tandem
Feeders:	(20) 70" Dry Feeders	(20) 70" Dry Feeders
Waterers:	(40) SS Cup Waterers	(40) SS Cup Waterers
Load Out:	56" x 24' Portable	
Taxes:	\$910.00	

Growthland

Photos



Southwest View



Northeast View



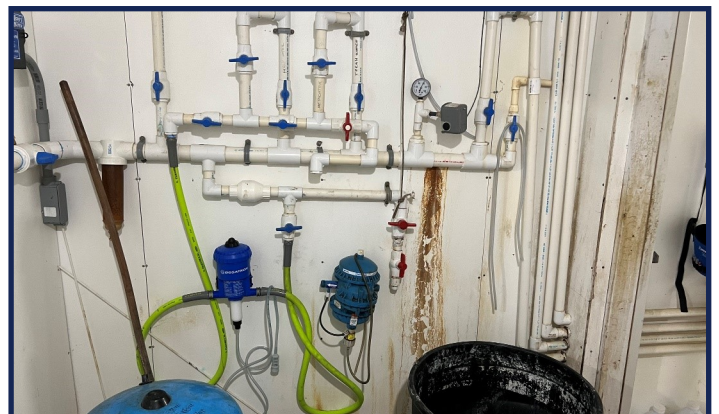
Interior



Interior



Controllers



Medicator Room

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Growthland

2,400 Wean to Finish Site

**2230 Finch Ave,
Thornton, IA**

2.78 Acres



Site Information

- Built in 2005; **new roof to be installed in 2025. Credit for cost of roof to be given to buyer if not complete by closing.**
- **Fall of 2023 NEW 45 KW LP Generator with automatic transfer switch was installed!**
- BarnTalk alarm system was added in 2022
- All curtains have been recently replaced
- Detached office with shower and laundry area. Facilities are medicated from this location
- Attached loadout chutes for each barn
- Expert VT-110 controllers located in each facility
- Well on site.

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Growthland

2,400 Wean to Finish Site

2230 Finch Ave,
Thornton, IA

2.78 Acres

Site Overview		
Building Type:	Feeder to Finish	
Year Built:	2005	
Size:	51' x 196'	
Pig Spaces:	1,200	1,200
Number of Rooms:	1	1
Interior Room Dimensions:	50' x 195' ID	50' x 195' ID
Pens per Room:	(40) 9' 9" x 23' 6"	(40) 9' 9" x 23' 6"
Office/WR:	12' x 16' Shower, Restroom, Washer Dryer	
Pit Depth:	8' Deep	8' Deep
Ventilation:	Power - Tunnel	Power - Tunnel
Ventilation Controller:	AP Expert VT-110	AP Expert VT-110
Emergency System(s):	BarnTalk/Generator	
Ceiling:	White Steel	White Steel
Flooring:	Concrete Slats	Concrete Slats
Feed System:	Flex Flow 300/Tandem	Flex Flow 300/Tandem
Feeders:	(20) 70" Dry Feeders	(20) 70" Dry Feeders
Waterers:	(40) SS Cup Waterers	(40) SS Cup Waterers
Load Out:	Attached Steel Loadouts 56" x 16'	
Taxes:	\$856.00	

Growthland

Photos



Northeast View



Northwest View



Detached Office



Office Interior



Room View



Tunnel Curtain End

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Growthland

4,000 Head Nursery

**335 Juniper Ave,
Iowa Falls, IA**

9.46 Acres



- Has six tillable acres
- Area for additional barn if desired

Site Upgrades

- Built in 1996
- **Major remodel in 2022. NEW flooring, gates, feeders, PVC ceiling and inlets!!**
- **2023 replaced exterior wall steel around fans along with new curtains!!**
- There is an attached office with shower and laundry area.
- Automatic backup Generator
- Attached load chute on the end of the facility for easy loading
- Well on site.

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Growthland

4,000 Head Nursery

335 Juniper Ave,
Alden Iowa Falls, IA

9.46 Acres

Site Overview	
Building Type:	Nursery
Year Built:	1996/Remodeled 2022
Size:	75' x 204'
Pig Spaces:	4,000 - 500 head per room
Number of Rooms:	8
Interior Room Dimensions:	23' x 70' ID
Pens per Room:	(20) 7' x 10' 6"
Office/WR:	12' x 20' Shower, Restroom, Washer Dryer
Pit Depth:	2' Pull Plug
Ventilation:	Power - Cross Vent
Ventilation Controller:	AP- TC5
Emergency System(s):	BarnTalk/Generator
Ceiling:	PVC Ag-Tuf
Flooring:	Tri- Bar
Feed System:	Flex Flow 300/Tandem
Feeders:	(10) 48" Dry Feeders
Waterers:	(20) SS Cup Waterers
Load Out:	Attached Steel Loadouts 56" x 24'
Taxes:	\$1,024.00

Growthland

Photos



Southwest View



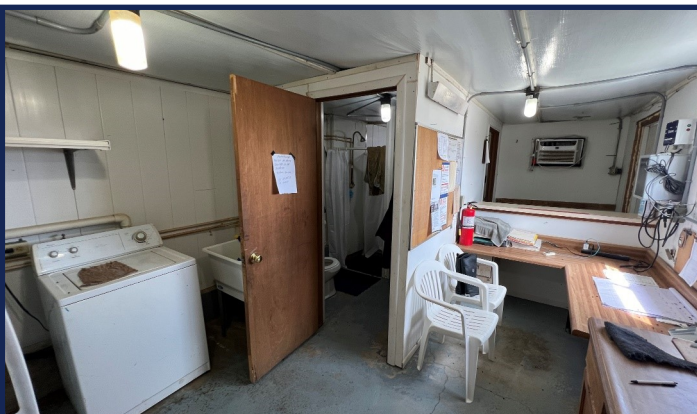
Northeast View



Interior



Pen Design



Shower/Laundry



Medicator Room

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