

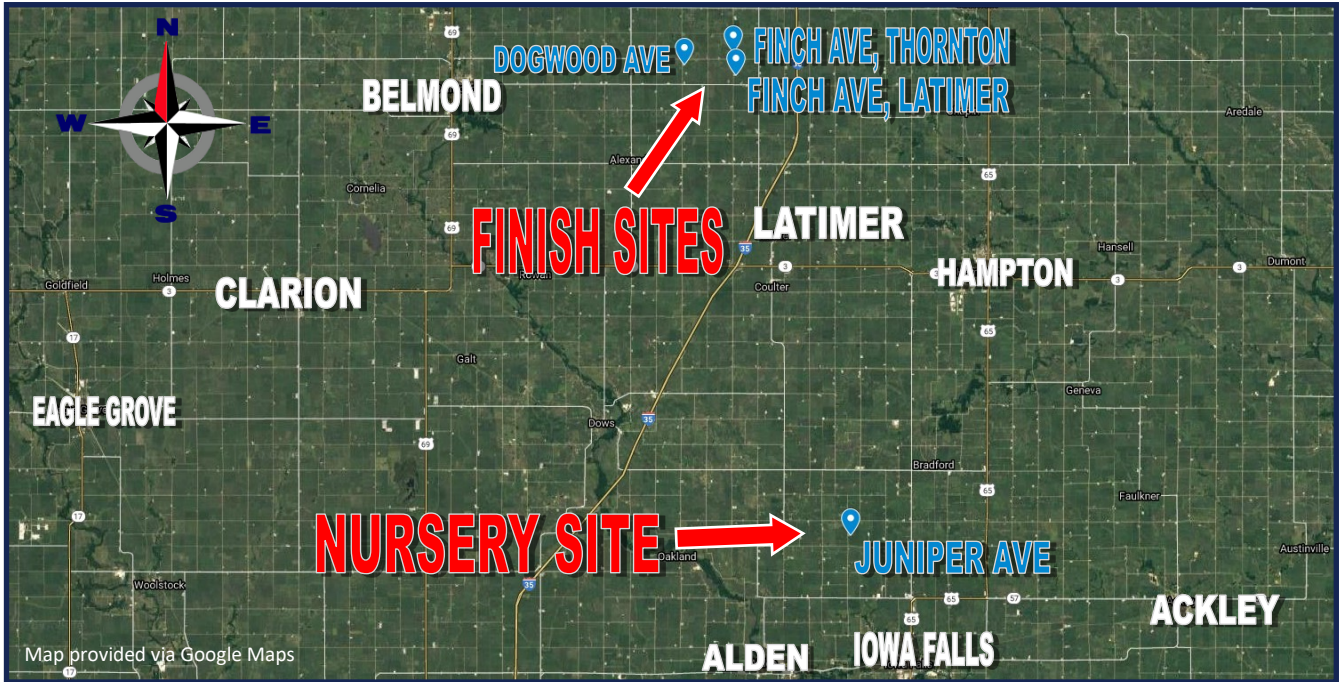
Growthland

Three - 2,400 Feeder to Finish Sites

One - 4,000 Head Nursery

Franklin County, IA

List Prices Outlined Below by Site



Site Overviews

Site	Design	# Spaces	List 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
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

Property Highlights

- Sites may be purchased as a group, individually, or in any combination
- Contract grower agreements have approximately 1.5 years remaining with major pig producer. Call agent for details.
- Competitive area for swine production with many producers
- Labor in place and desires to stay at sites if needed for new owner
- Manure management plans and agreements available to review
- Great opportunity to purchase sites with existing contract and labor provider for a smooth transition

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2,400 Wean to Finish Site

**2185 Dogwood Ave
Alexander, IA**

2.26 Acres



Site Upgrades

- Built in 2008
- **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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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 Rooms:	2	2
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:	10' 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 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	

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Photos



Northwest View



Southeast View



Interior



Interior



Controllers



LP Generator

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2,400 Wean to Finish Site

**2145 Finch Ave
Alexander, IA**

2.10 Acres



Site Upgrades

- Built in 2006
- **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	

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Photos



Southwest View



Northeast View



Interior



Interior



Controllers



Medicator Room

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2,400 Wean to Finish Site

2230 Finch Ave,
Thornton, IA

2.78 Acres



Site Upgrades

- Built in 2005
- **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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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	

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Photos



Northeast View



Northwest View



Detached Office



Office Interior



Room View



Tunnel Curtain End

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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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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

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Photos



Southwest View



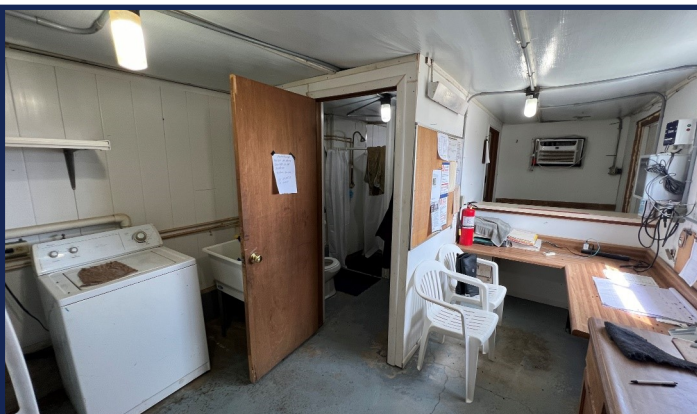
Northeast View



Interior



Pen Design



Shower/Laundry



Medicator Room

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