

# Growthland

2,400 Pig Spaces  
3.11 Acres M/L  
\$695,000 or \$289/ Space

Wean to Finish  
Hardin County, IA



Growthland is offering for sale a 2,400 pig space wean to finish swine facility in Hardin County, Iowa. The site has a power natural ventilated double long barn with a middle stationary loadout and shower-in office. Large driveway for easy access into the property.

#### Highlights:

- Built in 2015
- Equipment in good condition galvanized gating, stainless gate feet, painted aluminum ceiling
- Bio-secure office with shower and laundry
- Power natural ventilated with actuated inlets, AP PN-110 controllers, wet/dry feeders and nipple waterers
- Flexible 30-60 pig pens with swing back gate
- Brooder heater plumbing- heaters included
- Water provided by well
- Two-plus years remaining on a wean to finish contract with a known integrator, subject to integrator approval. Call agent for details.
- Manure application costs are paid by the land owner based on manure agreements.

#### Contact us:

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**2,400 Head Wean to Finish Site**  
**20789 255th St. Hubbard, IA**  
**Hardin County**  
3.64 Acres



One 51' x 384' Wean to Finish barn  
Well maintained, power natural ventilated facility  
AP Expert Controller  
Well water

**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	
Building Type:	Wean To Finish
Year Built:	2015
Size:	51' X 384'
Number of Rooms:	2
Pig Spaces:	2,400
Interior Room Dimensions:	50' x 190'
Pens per Room:	17 or 34 \ 18 or 36
Office/WR:	Office With Shower
Pit Depth:	8'
Ventilation:	Power Natural Actuated Inlets
Ventilation Controller:	AP Expert PN-110 (2)
Emergency System(s):	Sentinel Alarm
Ceiling:	Painted Aluminum
Flooring:	Concrete Slats
Feed System:	Flex Auger
Feeders:	SS Wet Dry
Waterers:	Nipple Bar (4)
Heat:	Forced Air\ Brooder
Load Out:	Stationary Middle Load Out
Estimated Taxes:	\$2,800.00
Price:	\$695,000
Price/Space:	\$289.58



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## Photos



Site from Road



Stationary Load Out and Bins



West Gable End



North Curtain and Roof



Curtains and Eaves



South Curtain and LP Tank (2)



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## Photos



**Office Shower and Laundry**



**Controllers and Alarm**



**West Room Interior 17-34 pens**



**Typical Pen With Wet Dry Feeder**



**Brooders and Nipple Bars**



**Nipple Bars**



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## Photos



**Actuated Inlets**



**Load Out Interior**



**East Room 18-36 Pens**



**Galvanized Gating With Stainless Feet**



**Tandem Bins 4 X 18 Ton**



**Dead Box**