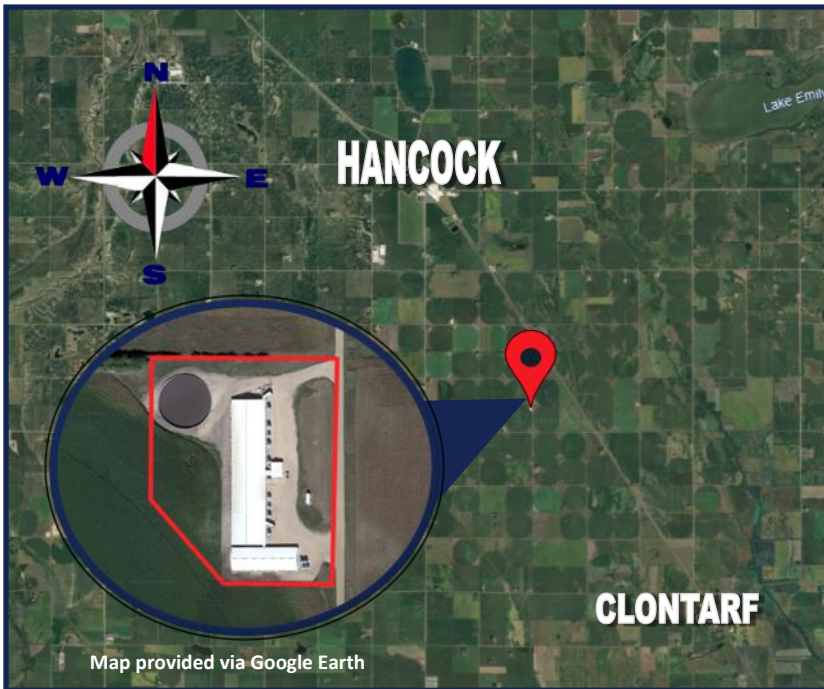


Growthland

10,000 Pig Space Nursery
5.44 Acres M/L
Stevens County, Minnesota

Available for Bid
Bids Due by July 24th, 2024
Minimum bid requirement:
\$500,000 (\$50/space)



Property Highlights:

- Originally built in 1998 and south 2 rooms added in 2011.
- Due to storm damage, nearly 40 % of site new since 2014 with a major update to 2 rooms in 2019.
- Biosecure entrance with enclosed loading chutes
- Contract available to approved buyer for five years with upgrades that meet producer specifications: primarily includes fan upgrades & tandem feed bins.
- Current labor willing to provide management for new owner.
- Great opportunity for a barn owner seeking a contract with a major pig producer and a labored solution.

Bid Process

Bid Process:

- Prospects will submit a bid **by July 24th 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 offer by **July 25th, 2024 at 10 AM**
- Reject all offers and retain ownership if minimum bid not met

Targeted Showing Dates:

Tuesday, July 2nd & Wednesday, July 3rd
Wednesday, July 17th & Thursday, July 18th
Call Agent to Schedule a Showing!

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:

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Marion, IA 52302
Office: (319) 377-1143
www.growthland.com

Ben Isaacson, Licensed in IA, MN, NE, & IL
ben@growthland.com
Cell: 319-350-6084

Growthland

10,000 Head Nursery Site
32605 400th Ave, Hancock, MN
Stevens County, MN



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:	North Nursery - North 6 Rooms	North Nursery - South 2 Rooms	South Nursery
Year Built:	1998	1998 / Rebuilt 2019	2011 / Rebuilt in 2014
Pig Spaces:	6,000	2,000	2,000
Number of Rooms:	6 - 1,000 Head Per Room	2 - 1,000 Head Per Room	2 - 1,000 Head Per Room
Key Updates:	Original	2019: Flooring, Side Walls, Ceilings, Roof, Gating, Feeders, & Ventilation Systems	2014: Flooring, Side Walls, Ceilings, Roof, Gating, Feeders, & Ventilation Systems
Outer Dimensions:	80' x 352'		52' x 160'
Pens per Room:	48	48	48
Pit Depth:	2' Pull Plug	2' Pull Plug	8' Deep Pit
Ventilation:	Power - Cross Vent	Power - Cross Vent	Power - Cross Vent
Ventilation Controller:	AP Expert - 2V4SA	AP - VP18	AP Expert - 2V4SA
Emergency System(s):	BarnTalk/Generator	BarnTalk/Generator	BarnTalk/Generator
Ceiling:	White Steel	Plastic	Aluminum
Flooring:	Plastic	Plastic	Plastic
Feed System:	Flex Flow 300/Single Bin	Flex Flow 300/Single Bin	Flex Flow 300/Tandem
Feeders:	SS Dry Feeders	Wet-Dry Tube with Hopper Extensions - Koca Design	Wet-Dry Tube with Hopper Extensions - Koca Design
Waterers:	SS Pan Waterers	In Feeder	In Feeder
Load Out:	Two Enclosed Loadouts: One on North End and South of Office		
Office/WR:	Biosecure Office Located near Middle of Nursery: Two Showers, Breakroom, Bathroom, Office		

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Photos



View of North Nursery



View of South Nursery



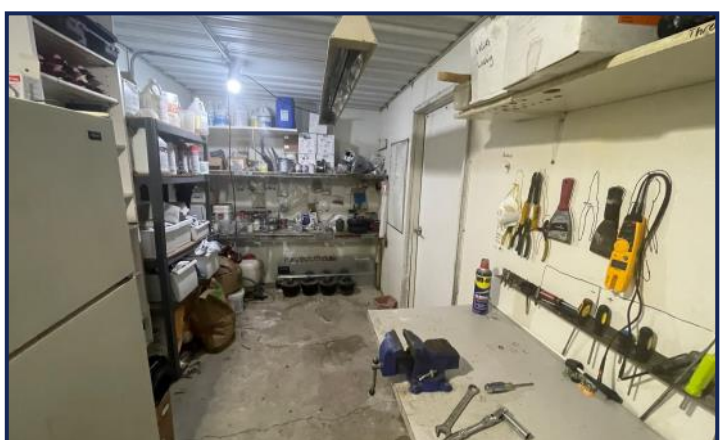
Feed Bins & Office



Fan Side of North Nursery



Biosecure Entrance



Supply Room

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Photos



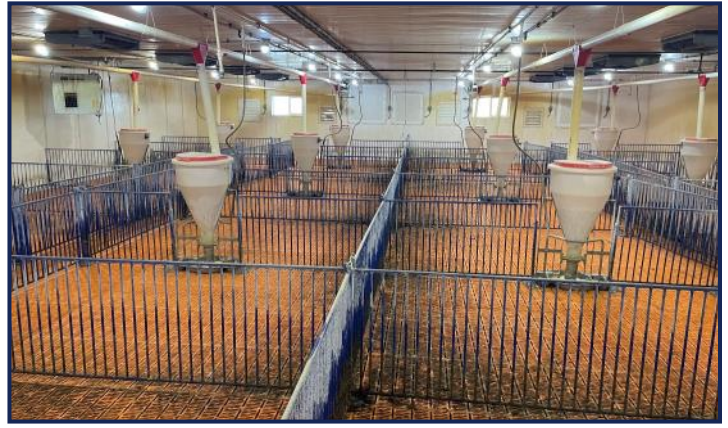
Interior of Rooms 1 - 6



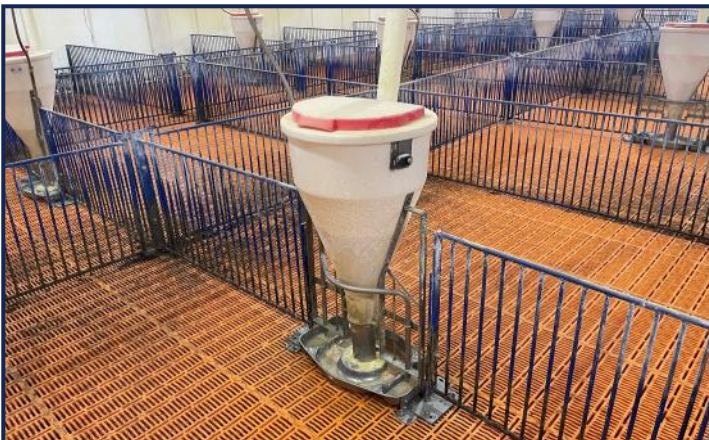
Typical Pen Design Rooms 1 - 6



Typical Ventilation Controller



Interior of Rooms 7 & 8 - Rebuilt in 2019



Typical Pen Design Rooms 7 & 8



Typical Feed System

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Photos



Interior of Rooms 9 & 10 - South Nursery



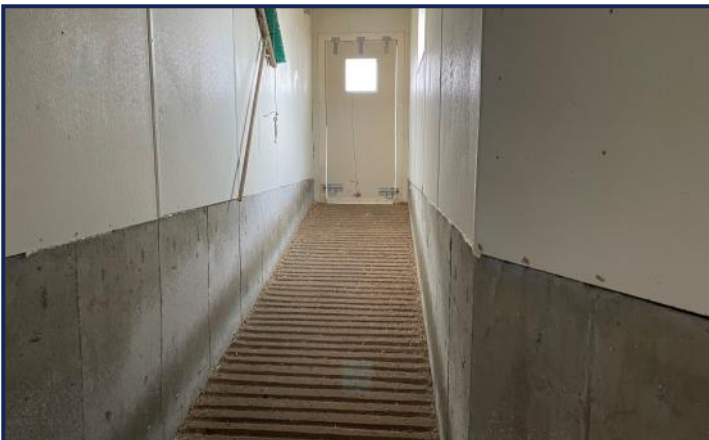
Typical Pen Design Rooms 9 & 10



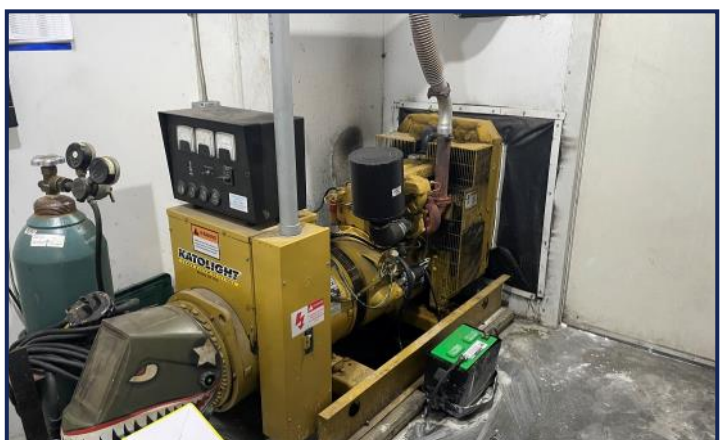
Actuated Inlet - Rooms 9 & 10



Interior Hallway



Enclosed Loading Chute



Standby Generator