

Growthland

4,800 Pig Spaces
3.64 Acres M/L
\$1,120,000 or \$233/Space

Wean to Finish Taylor County, IA



Growthland is offering for sale a 4,800 pig space wean to finish swine facility in Taylor County, Iowa. Two 2,400 pig space tunnel ventilated barns each with a middle stationary loadout and shower-in office on one barn. Large driveway for easy access into the property.

Highlights:

- North barn built in 2008 and south barn built in 2006
- Equipment in good condition with some slat repairs and roof repairs been completed
- Bio-secure office attached to north barn with Danish entry on the south barn
- Power tunnel ventilated with actuated inlets, AP Expert controllers, wet/dry feeders and cup waterers
- North barn is large pen design with front sort alley, south barn is large pen design with no sort alley
- Brooder heater plumbing (heaters not included)
- Water from pond to the west via easement and rural water backup
- Two-plus years remaining on a labored lease 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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Growthland

4,800 Head Wean to Finish Site
1983 Orange Ave. Bedford, IA
Taylor County
3.64 Acres



Two 101' x 193' Wean to Finish barns
Well maintained power tunnel ventilated facilities
AP Expert Controller
Pond water access with easement and Rural Water backup

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:	North 2008	South 2006
Size:	101' X '193	101' X 193'
Number of Rooms:	2	2
Pig Spaces:	2,400	2,400
Interior Room Dimensions:	100' x 192'	100' x 192'
Pens per Room:	20 Pens With Sort Alley	20 Pens
Office/WR:	Office With Shower	Small Danish Entry
Pit Depth:	8'	8'
Ventilation:	Tunnel- Actuated Inlets	Tunnel- Actuated Inlets
Ventilation Controller:	AP Expert VT-110 (2)	AP Expert VT-110 (2)
Emergency System(s):	Sentinel Alarm	Sentinel Alarm
Ceiling:	Painted Aluminum	Painted Aluminum
Flooring:	Concrete Slats- 1 Solid Slat\Pen	Concrete Slats
Feed System:	Flex Auger	Flex Auger
Feeders:	SS Wet Dry (20) w Feed Saver Mats	SS Wet Dry (20) w Feed Saver Mats
Waterers:	SS Cup (4 per pen)	SS Cup (4 per pen)
Heat:	Forced Air\ Brooder	Forced Air\ Brooder
Load Out:	Stationary Middle Load Out	Stationary Middle Load Out
Estimated Taxes:	\$4,750.00	
Price:	\$1,120,000	
Price/Space:	\$233.33	

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Photos



Site from Road



Biosecure Office– North Barn



South Barn



Curtains and Eaves



Tunnel Fans Typical



Large Capacity LP Tank

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Photos



Pond Water Source to West



North Barn



North Barn



AP Expert Controllers



North Barn Large Pens– 1 Solid Slat



North Barn Sort Alley

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Photos



North Barn Interior



South Barn Interior



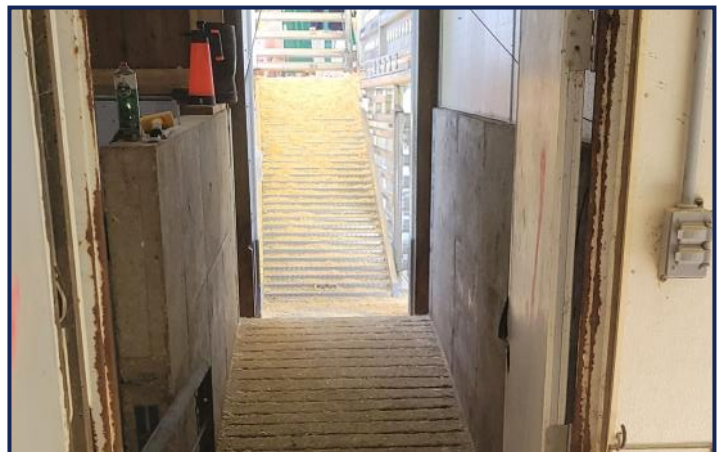
South Barn Pens



South Barn gating



Incinerator



Load Out