

# Growthland

Two - 2,499 Pig Space Wean to Finish  
Sites 5.0 Acres M/L  
Washington County, IA

**Available for Bid**  
**Bids due by August 6th**  
**Targeted Showing Dates**  
**Below**



## Bid Process

### Bid Process:

- Prospects will submit a Round 1 bid **by August 6th, 2024 at 5 PM. Ask agent for offer 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 **August 7th, 2024 at 10 AM**
- Reject all offers and retain ownership

### Targeted Showing Dates

Tuesday July 23rd & Thursday August 1st  
**MUST** Schedule a time with agent & Meet Biosecurity Requirements  
Call Dean Schott - 319-631-0050

## Property Highlights:

- Two modern 2,499 wean to finish hog facilities in great condition located in Washington County
- East barn built in **2021** and West barn in **2016** with nearly identical configurations: pen design, tunnel ventilation, etc.
- Each facility has a biosecure office with dock height load chutes, stationary generator, and separate wells
- Large pen design with pre-sort pen capabilities
- Current pig producer will entertain a contract with new owner. Ask agent for details.
- Rare opportunity to purchase two recently built units in competitive area for pig production!!**

- 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:

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

Dean Schott  
Licensed in IA, IL, MO, MN & NE  
dean@growthland.com  
Cell: 319-631-0050

# Growthland

---

**Two 2,499 Pig Space Wean to Finish Sites  
2555 135th St.  
Washington County, IA  
5.0 Acres M/L**



**(2) 71' x 285' Wean to Finish Buildings on 5.0 acres more or less**

**East Barn is part of a larger parcel, a survey will need to be completed prior to purchase. Boundaries are proposed.**

**Each site has a biosecure workroom and dock height loadout**

**Both facilities have its own backup generator**

**Water is supplied by a well for each facility**

**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.

# Growthland

Site Overview		
<b>Building Type:</b>	Wean to Finish (East Barn)	Wean to Finish (West Barn)
<b>Year Built:</b>	2021	2016
<b>Size:</b>	71' x 285'	71' x 285'
<b>Pig Spaces:</b>	2,499	2,499
<b>Number of Rooms:</b>	1	1
<b>Interior Room Dimensions:</b>	70' x 284' ID	70' x 284' ID
<b>Pens per Room:</b>	(22) 23' 6" x 33' 6" (2) 24' x 33' 6"	(22) 23' 6" x 33' 6" (2) 24' x 33' 6"
<b>Office/WR:</b>	7' 5" x 19' 7" Workroom	7' 7" x 13' 6" Workroom
<b>Pit Depth:</b>	8' Deep	8' Deep
<b>Ventilation:</b>	Power - Natural	Power - Natural
<b>Ventilation Controller:</b>	Expert Series 2 Basic	Expert Series 2 Basic
<b>Emergency System(s):</b>	Generator / Agri-Alert	Generator / Agri-Alert
<b>Ceiling:</b>	Plastic Ag - Tuf	Corrigated Plastic
<b>Flooring:</b>	Concrete Slats	Concrete Slats
<b>Feed System:</b>	75 Flex/Triple Tandem	Flex Flo 300/Triple Tandem
<b>Feeders:</b>	(48) 60" Tube Feeder	(48) 60" Tube Feeder
<b>Load Out:</b>	Attached Enclosed 7' x 20'	Attached Enclosed 7' x 13' 6"

# Growthland

## East Barn Photos - Built in 2021



**Northeast View**



**Northwest View**



**Room View**



**Pen Design**



**Controller**



**Backup Generator**

# Growthland

## West Barn Photos - Built in 2016



Northwest View - 2021 barn in background



Northeast View



Room View



Pen Design/Feeders



Alley to Chute



Dock Height Loadout