

Growthland

Swine Facility for Sale
7.17 A M/L
Sale Method - Bid Process
Cedar County, IA

Available for Bid
 Bids due by September 19th, 2024
 Bid Process
 Outlined on 2nd Page



Overview	Sow Spaces	Finishing Spaces*
Permitted Capacity	1,550	TBD
Gestation Spaces	1,180	2,900*
Farrowing Spaces	208	1,550*
Gilt Development Spaces	400	460*
ISO Nursery Spaces	160	N/A

Showing Dates: Call agent to schedule
Thursday, August 29th, 2024
Thursday, September 5th, 2024

Growthland is offering for Sale a 1,300 Head Sow Farm located on 7.17 Acres M/L in Cedar County, Iowa that can continue in operation as a sow unit or convert to a finishing site. Originally constructed in 1997, Gilt Grow out building added in 2006, & major rebuild in 2017/2018.

- Biosecure entrance with an office, three Showers, bathroom and Laundry
- Site improvements: Auto start 100 KW Site generator, Barn Talk site alarm, propane tanks, electrical, and nutrient management plan
- **Possible Conversion to 4,800 HEAD SWINE FINISHING SITE: approximately 3,300 spaces between Gestation and Gilt development. Additional 1,500 spaces in farrowing, which was updated from concrete up in 2017/2018 (new side walls, ceilings, roof, etc.). Estimated at approximately 7.5 sq ft/pig.**
- NOTE: BUYER to REVIEW Current PERMIT STATUS and responsible for SITE PERMIT CONVERSION to finishing

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Bid Process

Bidding Process:

Prospects will submit a bid **by September 19th, 2024 at 5 PM. Ask agent for bid form.**

- Accepting property "as-is", "where-is"

Seller Options:

- Accept one bid
- Determine to negotiate with one bid
- Ask multiple bidders to provide a highest and final offer by **September 20th, 2024**
- **Reject all bids and retain ownership**

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:

Seller desires to close by November 1, 2024

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.

DISCLAIMER

The Seller has supplied the information contained in this Document. Growthland has not audited or otherwise confirmed this information and makes no representations, expressed or implied, as to its accuracy or completeness or the conclusions to be drawn and shall in no way be responsible for the content, accuracy, and truthfulness of such information. Any and all representations shall be made solely by the Seller as set forth in a signed agreement or purchase contract, which agreement or contract shall control the representations and warranties, if any. The marketing information presented in this material is the result of the Seller's representations and research utilizing sources and materials considered to be reliable and to contain information deemed to be relevant to the Properties but without any guarantees or specific statements or implied warranties. Properties being sold "as-is; where-is". By requesting this information package, the recipient acknowledges the responsibility to perform a due diligence review prior to any acquisition of in whole or in part and or merger or interest with or of the Seller.

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Site Overview				
Building Type:	Farrowing	Breeding - Gestation	Gilt	
Number:	Rooms 1 - 8	1	Nursery	Gilt GDU
Dimensions:	76' x 190' OD	77' x 308' OD	21' x 31' OD	51' x 77' OD
Year Built:	1997 - 2018	1997	2018	2006
Number of Rooms:	8	1	1	1
Room Dimensions:	(8) - 21'4" x 71' ID	76' x 307' ID	20' x 30' ID	50' x 76' ID
Pig Spaces:	208	1,180	160	400
Pens per Room:	(208) - 5'x 7' FR Crates	1084 -23" x 7' Stalls (24) 7' x 10' Pens	(4) - 7'6" x 14' Pens	(3) 25'4" x 47'
Pit Depth:	Pull Plug	Deep Pit	Deep Pit	Deep Pit
Ventilation:	Power	Power-Tunnel	Power	Power Natural
Ventilation Controller:	Munters	EXPERT Series 2	Phason PEC+	Evolution 1200
Emergency System(s):	3 Site Generators/Sensaphone Alarm System			
Ceiling:	White Steel	White Steel	White Steel	Ag Tuff
Flooring:	Cast & Plastic	50/50 Concrete Slat	Plastic	Concrete Slat
Feed System:	Flex to Feed Cart	Flex to Sow Drop	Flex to SS Fdr	Flex to SS Fdr
Feeders:	SS Sow Fdr	SS Trough	(2) 72" SS Nursery	(6) 56" SS WF Fdr
Waterers:	HiLo SS Nipple	SS Trough	SS Cups	SS Cups
Load Out:	Attached Enclosed			
Office:	20' x 70' Attached with 3 Showers, Office, Breakroom/Kitchen, 3 Bathrooms, Laundry.			
Taxes:	\$1,438.00			

Excellent Property for Conversion to 4800 HEAD SWINE FINISHING SITE

***Approx. 3,300 Finishing Spaces in Gestation and Gilt Grow out Buildings**

***Convert 2017/2018 rebuilt Farrow Building for additional 1500 Spaces for TOTAL OF 4800 SPACES**

***BUYER to REVIEW Current PERMIT STATUS and responsible for SITE PERMIT EXPANSION**

***Spaces at 7.75 sq.ft. per head**

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Photos



South Cedar Site



Office Entrance



Farrowing Building



Hallway to 8 Farrow Rooms



Typical Farrow Room View



2nd Room View

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Photos



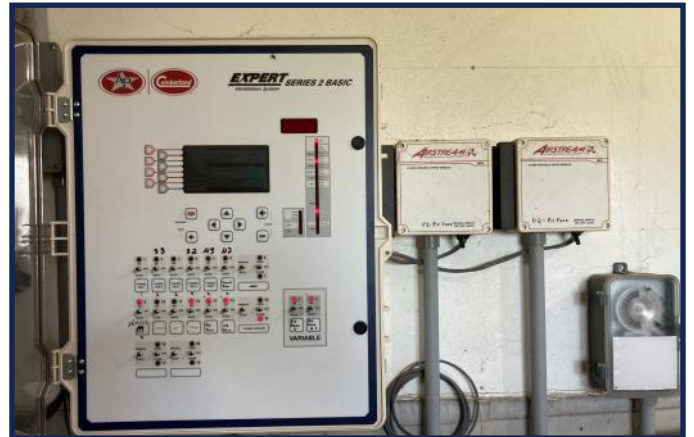
Farrow Room Interior



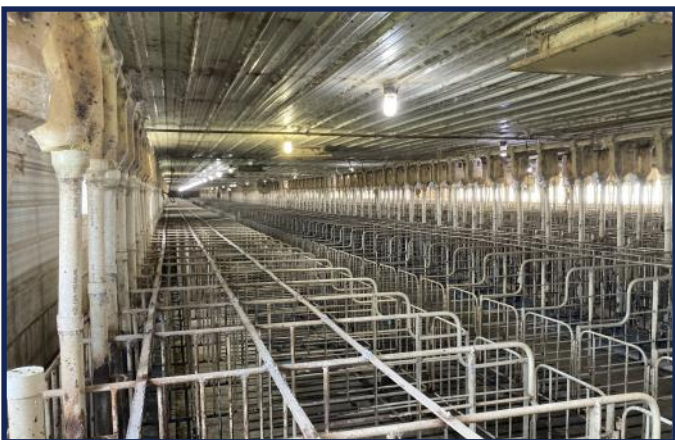
Gestation Building



Gestation Interior View



Gestation Room EXPERT Controller



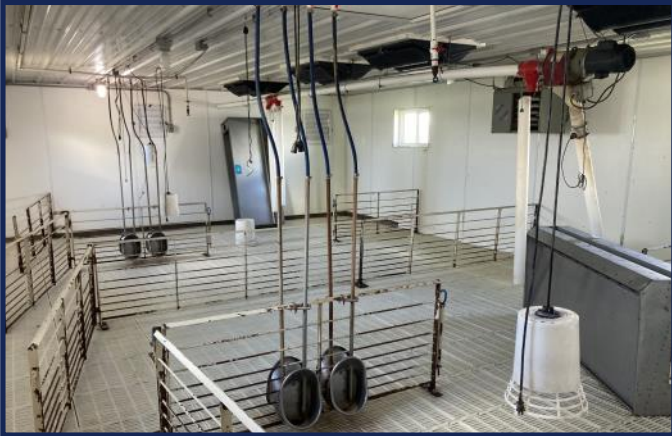
2nd Room View



Incoming Nursery Gilt Building

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Photos



Nursery Interior View



2nd Room View



Gilt Grower & Developer Building



Interior Gilt Developer View



Gilt Developer Controller



Attached Site Load Out