

Growthland

2,480 Head Wean to Finish Site
2.76 Acres M/L
Clinton County, IA

Available for Bid
Bid Process & Showing Dates
Outlined Below



Property Highlights

- Opportunity to own a modern 2,480 pig space single barn site in great condition!
- Two room design stocked in December 2018 with outer dimensions of 71' x 281'
- Power natural or Tunnel ventilated, larger pen design with pre-sort capabilities and wet/dry feeders
- High-quality site with modern requirements for many pig producers: biosecure office, dock-height loadout, Maximus controller, four 18-ton feed bins, on-site generator, and ideally sized at 2,480 pig spaces
- Seller to provide manure agreements and signed distance waiver from neighboring property owner. Manure agreements to be retained by adjoining landowner that will pay for cost of application.

Bid Process

Bid Process:

- Prospects will submit a Round 1 bid **by September 12th, 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 **September 13th, 2024 at 10 AM**
- Reject all offers and retain ownership

Targeted Showing Dates when Site is Empty:
August 22nd & August 28th—Schedule with agent
Other showings available by appointment only
Call Dean Schott - 319-631-0050 or
Lana Nachtman 563-451-2900

- 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

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

Lana Nachtman
Licensed in IA
lana@growthland.com
Cell: 563-451-2900

Growthland

2,480 Wean to Finish Site
2135 215th St, Dewitt
Clinton County, IA
2.76 Acres



71' x 281' Wean to Finish building on 2.76 acres
Facility has a workroom and dock height loadout
Generator for emergency power.
Water is supplied by an on-site well

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	
Building Type:	Wean to Finish
Year Built:	2019
Size:	71' x 281'
Pig Spaces:	2,480
Number of Rooms:	2
Interior Room Dimensions:	(2) 70' x 135'
Pens per Room:	(12) 22'8" x 33'6"
Office/WR:	9' x 32' Workroom Washer/Dryer
Pit Depth:	8' Deep
Ventilation:	Power Natural or Tunnel
Ventilation Controller:	Maximus
Emergency System(s):	Generator / Maximus
Ceiling:	Plastic Ag—Tuf
Flooring:	Concrete Slats
Feed System:	Flex Flo 300
Feeders:	(24) 78" Wet/Dry
Load Out:	Attached Enclosed 54" x 35'
Taxes:	\$4,080.00

Growthland

Photos



Northwest View



Northeast View



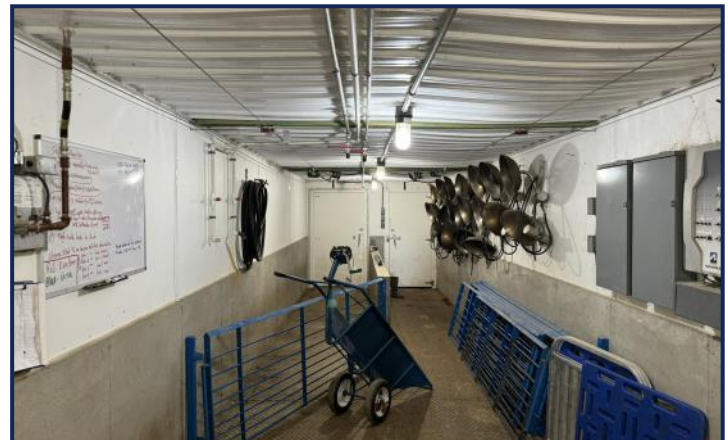
Southwest View



Ground and Dock Height Loadout



Workroom



Interior Loadout & Brooders

Growthland

Photos



Controller



Pen Design



Wet Dry Feeder



Tunnel Fan End



3 Bay Compost



Generator