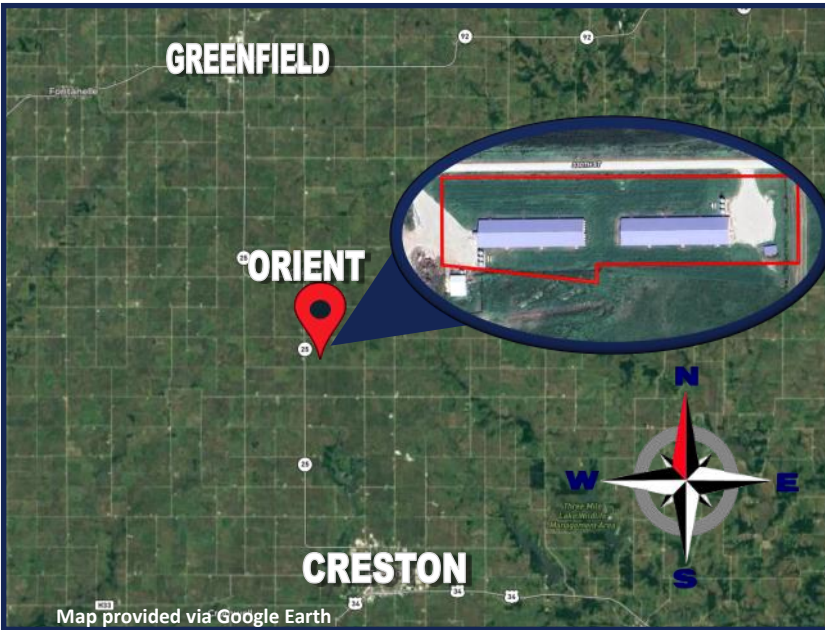


# Growthland

**Two - 2,480 Pig Space Wean to Finish Sites**  
**5.25 Acres M/L**  
**Adair County, IA**

**Available for Bid**  
**Bids due by October 24th**  
**Targeted Showing Dates Below**



## Bid Process

### Bid Process:

- Prospects will submit a Round 1 bid **by October 24th, 2024 at 3 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 **October 25th 2024 at 10 AM**
- Reject all offers and retain ownership

### Targeted Showing Dates

Wednesday October 2nd & Wednesday October 16th  
**MUST Schedule a time with agent & Meet Biosecurity Requirements**  
**Call Dean Schott - 319-631-0050**

### Property Highlights

- **Two modern 2,480 wean to finish hog facilities** in great condition located in Adair County
- **East barn built in 2014 and West barn in 2012** with nearly identical configurations: one room per barn, larger pen design with pre-sort capabilities, tunnel ventilation, & wet-dry feeders
- Sites have bio-secure offices, dock height load chutes, a shared stationary generator, and are on rural water
- Current pig producer will extend a **7 year contract** with a qualified buyer with minimal updates & **labor solution in place if desired. See Page 2 for additional information.**
- Party receiving the manure will pay for cost of application and a **proposed \$2/pig space for the nutrient value for next 5 years.**
- Roofs replaced in 2023 & Curtains on East Barn in 2022

### 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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# Growthland

2546 330th St.  
Orient, IA 50858  
Adair County, IA  
5.25 Acres



### Contract Highlights

- Current pig producer will sign a 7 year extension for new owner with the required upgrades: Adding a solid slat in the other half of the pen and a cup waterer in the gate line of each pen
- Upgrades estimated to cost \$20,000 M/L; Prospects need to conduct own due diligence to establish estimate
- Flex contract- one rate for weaned pigs and another for feeder pigs historical \$43 average.

### Investment Analysis Annualized - Estimate based on historical information

Revenue @ \$43 Per Space	\$	213,280
Operating Costs*	\$	(97,712)
Manure Credit Per Space**	\$	<u>9,920</u>
<b>Gross Profit Before Debt Service</b>	<b>\$</b>	<b>125,488</b>

\*Average of actual historical costs provided by the Seller. This includes: Labor, LP, Rural Water, Electric, Maintenance, Property Tax, Property Insurance, MMP, and Misc.

\*\* Landowner pays application cost currently and is proposing a fixed \$2.00 per space credit annually for next 5 years.

### 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.

# Growthland

Site Overview		
Building Type:	Wean to Finish (West Barn)	Wean to Finish (East Barn)
Year Built:	2013	2015
Size:	71' x 275'	71' x 281'
Pig Spaces:	2,480	2,480
Number of Rooms:	1	1
Interior Room Dimensions:	70' x 274' ID	70' x 274' ID
Pens per Room:	(24) 22' 8" x 33' 7"	(24) 22' 8" x 33' 7"
Office/WR:	9' x 15' Workroom	7' 2" x 70' Workroom
Pit Depth:	8' Deep	8' Deep
Ventilation:	Power Natural or Tunnel	Power Natural or Tunnel
Ventilation Controller:	Expert Series 2 Basic	Expert Series 2 Basic
Emergency System(s):	Backup Generator / Agri -Alert 800	Backup Generator / Agri -Alert 800
Ceiling:	Plastic Ag - Tuff	Plastic Ag - Tuff
Flooring:	Concrete Slats	Concrete Slats
Feed System:	Flex Flo 350 /Triple Tandem	Flex Flo 350 /Triple Tandem
Feeders:	(24) 76" Wet/ Dry Feeders	(24) 76" Wet/ Dry Feeders
Load Out:	Attached Enclosed	Attached Enclosed 9' x 15'
Taxes:	\$1,807.94	\$1,995.81

**NOTE: Site is on rural water**



# Growthland

## East Barn Photos - Built in 2015



Northeast View



Northwest View



Workroom



Controller



Room View



Tunnel Fan End



# Growthland

## West Barn Photos - Built in 2013



West View



Northeast View



Workroom/Loadout



Tunnel End



Pen Design



Solid Slat