

Growthland

**5,400 Head Feeder to Finish Site
4.6 Acres M/L
Franklin County, IA**

**Available for Bid
Bid Process & Showing Dates
Outlined Below**



Property Highlights

- Opportunity to own a well-maintained 5,400 head feeder-to-finish site.
- Located in eastern Franklin County, IA.
- Three barns built in 2000 with the north barn built in 2014.
- Power natural, larger pen design with pre-sort capabilities and wet/dry feeders
- Site amenities include: attached loading chutes, heated shop/storage building, office with showers and laundry.
- Seller to provide manure agreements. Please inquire with agent for more details.

Bid Process

Bid Process:

- Prospects will submit a Round 1 bid **by October 17, 2024 at 12 PM. Ask agent for bid 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 18th, 2024 at 10 AM**
- Reject all offers and retain ownership

**Call Scott to
schedule a showing!
(515) 708-6033**

- Terms:** Five (5) 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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**5,400 Head Feeder to Finish Site
1703 Thrush Ave, Hampton, IA
4.6 Acres M/L
Franklin County, IA**



*Exact boundaries will be determined by survey. Buyer to provide easement to allow field access through west driveway.

Property Disclaimer: The information in this brochure, sourced from reliable entities, does not carry guarantees or warranties by Growthland, its agents, or owners 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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5,400 Head Site Overview

Building Type:	Feeder to Finish	Feeder to Finish	Feeder to Finish	Feeder to Finish
Year Built:	2000	2000	2000	2014
Size:	41' x 268' OD	41' x 268' OD	41' x 268' OD	51' X 221' OD
Number of Rooms:	1	1	1	1
Pig Spaces:	1,350	1,350	1,350	1,350
Interior Room Dimensions:	40' x 267' ID	40' x 267' ID	40' x 267' ID	50' X 220' ID
Pens per Room:	(10)18'8" X 46'3" (1) 6'10" X 18'8" (1) 5'10" X 18'8"	(10) 18'8" X 46'3" (1) 6'10" X 18'8" (1) 5'10" X 18'8"	(10)18'8" X 46'3" (1) 6'10" X 18'8" (1) 5'10" X 18'8"	(22) 10' X 47'
Office/WR:	16' X 24' with Laundry, Shower, Pressure Tank, Office Area			
Shop	34' X 36' Insulated Shop with 12' X 12' Overhead Door			
Pit Depth:	8'	8'	8'	8'
Ventilation:	Power-Natural	Power-Natural	Power-Natural	Power-Natural
Ventilation Controller:	AP TC5	AP TC5	AP TC5	EXPERT PN110
Emergency System(s):	Generator Hookup/BarnTalk/Powerdrops			
Ceiling:	White Steel	White Steel	White Steel	White Steel
Flooring:	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat
Feed System:	AP	AP	AP	AP
Feeders:	10-70" AJ O'Mara WD 2-AJ O'Mara 48" WD 6-Aquatube 48" WD	10-70" AJ O'Mara WD 2-AJ O'Mara 48" WD 6-Aquatube 48" WD	10-70" AJ O'Mara WD 2-AJ O'Mara 48" WD 6-Aquatube 48" WD	11-84" AJ O'Mara WD
Waterers:	22 - SS Welded Cup	22 - SS Welded Cup	22 - SS Welded Cup	42 - SS Welded Cup
Load Out:	Attached Enclosed	Attached Enclosed	Attached Enclosed	Attached Enclosed
Taxes:	\$2,062 (Estimated)			

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Photos



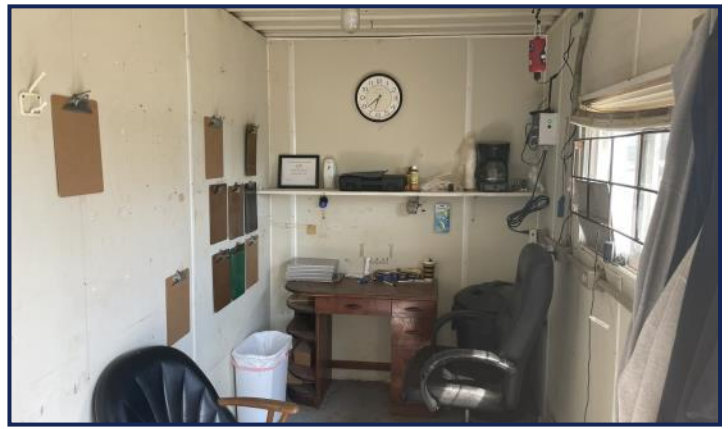
5,400 Head Site SW Looking NE



Exterior



Laundry/Shower



Office



Heated Shop



Rendering Storage Area

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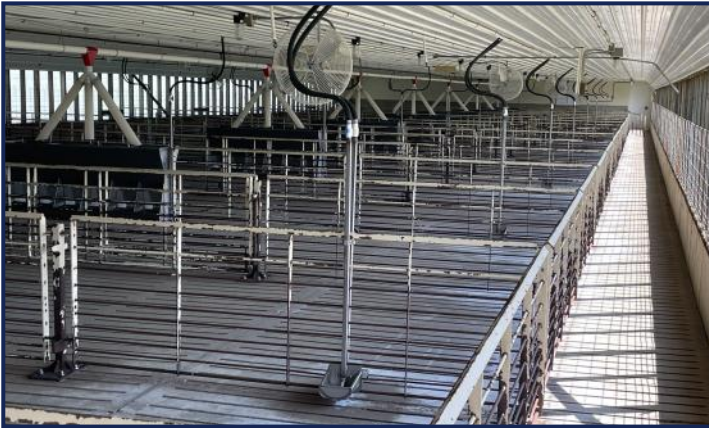
Photos



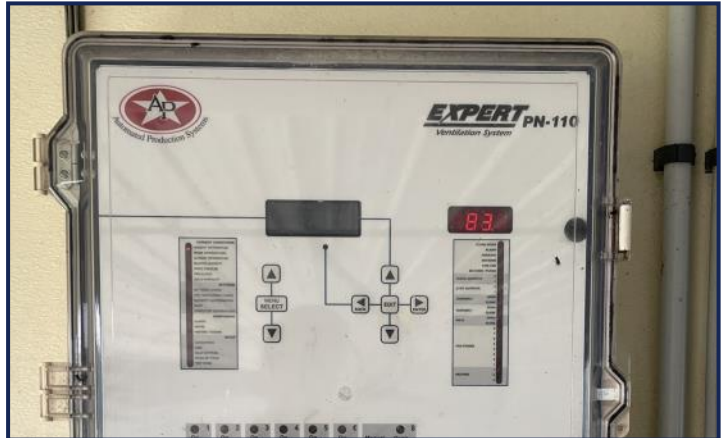
Loadout 2014 Barn



Interior 2014 Barn



Interior 2014 Barn



Ventilation System 2014 Barns



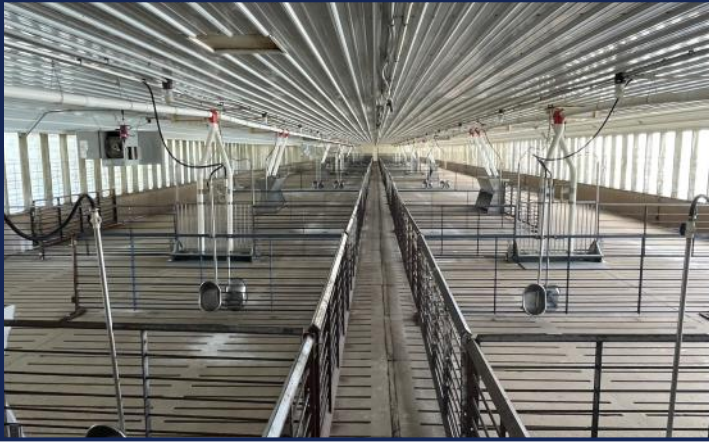
Exterior 2014 Barn



Feeders/Slat Work 2000 Barns

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Photos



Interior 2000 Barns



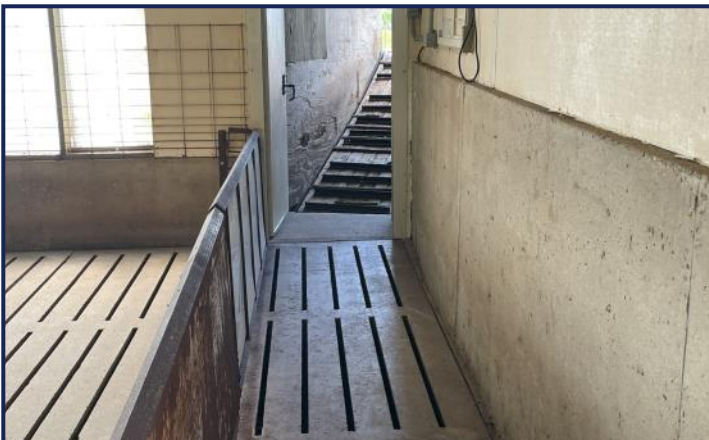
Ceiling Inlet 2000 Barns



Ceiling Repair Example 2000 Barns



Gating 2000 Barns



Loadout 2000 Barns



Ventilation System 2000 Barn