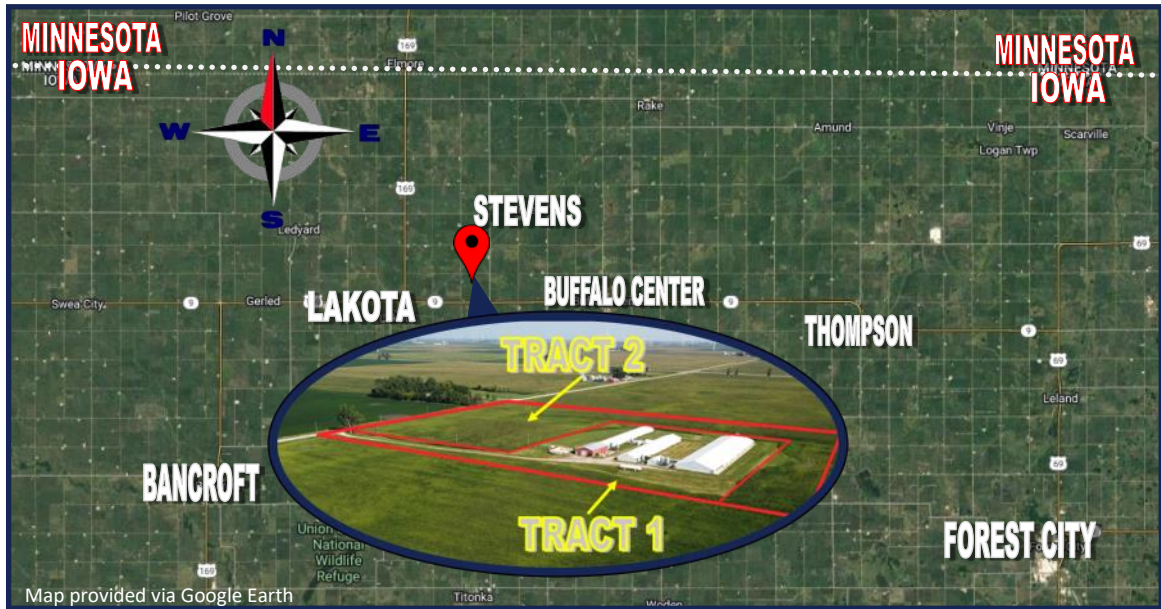


Growthland

**Swine Facility &
14 Tillable Acres**
Sale Method - Bid Process
Kossuth County, IA

Available for Bid
Bids due by October 15th, 2024
Bid Process
Outlined on 2nd Page



Offering Overview

- Growthland is offering for Sale a 1,380 Head Sow Farm located on 23.03 Acres M/L in Kossuth County, IA.
- Offered as 2 tracts. Bidders can bid on Tract 1, Tract 2 or a combination. Farm will be sold in the combination that achieves the highest price; the sum of the bids on the two tracts or the combination of both.
- Located at 4206 240th Ave, Buffalo Center, IA 50424
- **Bids Due By: October 15th, 2024. See next page for further details**

Call to schedule a showing! Scott (515) 708-6033 or Dale (515) 368-1313

| Tract | Type | Comments |
|-------|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 9 Acres M/L Sow Farm with possible Conversion Options | A 1,380-head sow farm located on 9 acres. This facility <u>can continue its current operation as a sow unit or be converted into a swine finishing site.</u> See Page 3 for additional details. |
| 2 | 14 Acres M/L High-Quality Tillable Land | <u>All tillable</u> land with a high CSR2 rating of 83.9 , offering excellent potential for agricultural use. |

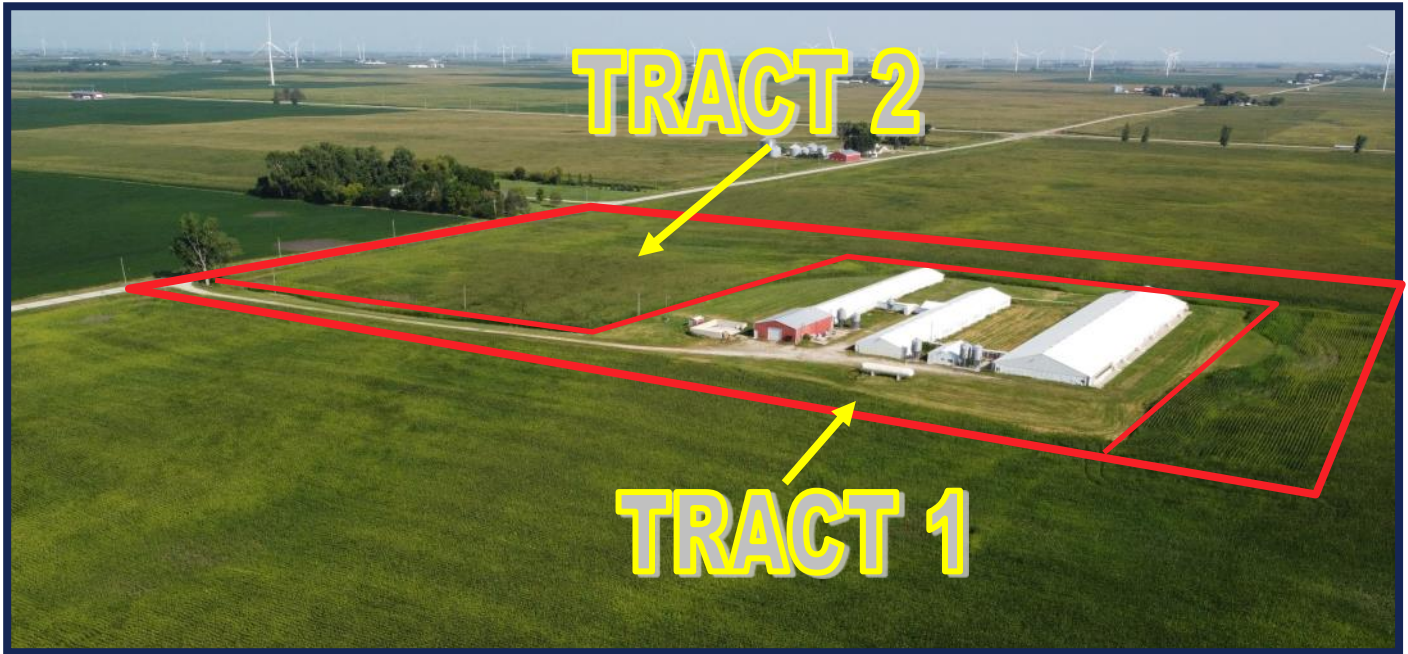
Contact us:

5475 Dyer Ave, #14
Marion, IA 52302
Office: (319) 377-1143
www.growthland.com

Scott Borchering
Licensed in IA & MN
scott@growthland.com
(515) 708-6033

Dale Kenne
Licensed in IA, MN, & NE
dale@growthland.com
(515) 368-1313

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*If Tract 1 or Tract 2 is purchased separately, a survey will be completed to determine the exact boundaries. Farm will be sold in the combination that achieves the highest price; the sum of the bids on the two tracts or the combination of both.

Bid Process

Bidding Process:

- Prospects will submit a bid **by October 15th, 2024 at 5 PM.** Ask agent for bid form.
- Property sold “as-is”, “where-is”

Seller Options:

- Accept one bid
- Negotiate with one bid
- Ask multiple bidders to provide a highest and final offer by **October 16th, 2024 at 12:00 PM.**
- Reject all bids.

Terms:

Ten 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 20th, 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:

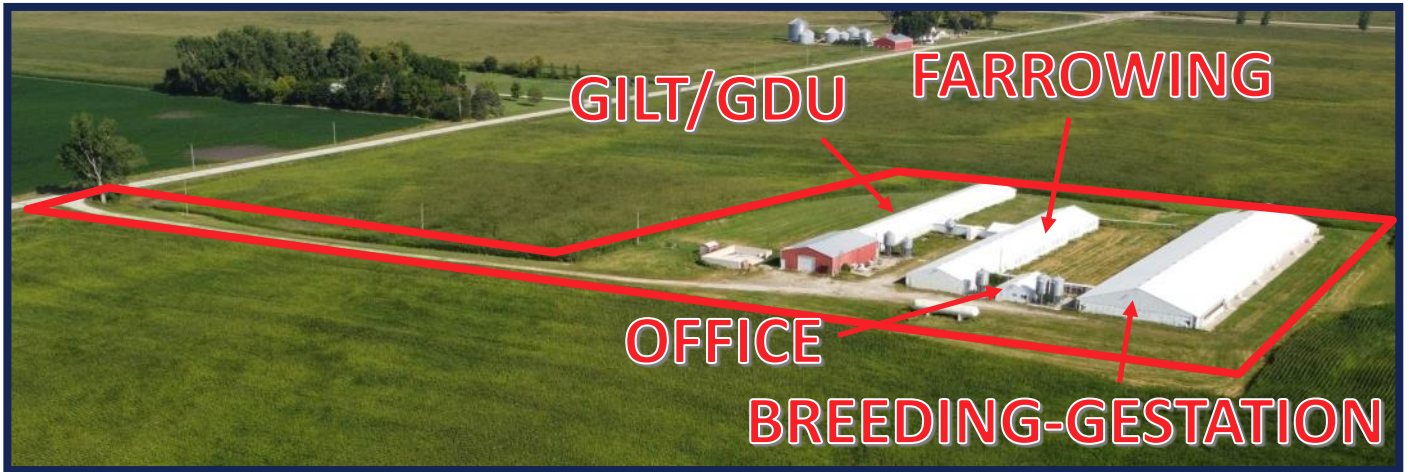
Growthland and their Associates are Agents of the Seller.

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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Tract 1



| Overview | Sow Spaces | Finishing Spaces* |
|-------------------------|------------|-------------------|
| Permitted Capacity | | TBD |
| Gestation Spaces | 1,380 | 3,400* |
| Farrowing Spaces | 224 | N/A |
| Gilt Development Spaces | | 1,400 |

This facility offers the flexibility to continue as a 1,380-head sow farm or convert into a finishing site, depending on your operational needs.

- **Farrowing originally constructed** in 1997, Gestation constructed in 2001, and Gilt Development Unit constructed in 1994/2022.
- **Biosecure Entrance** includes an office, two showers, a bathroom, and laundry.
- Site improvements: generator, Barn Talk site alarm, propane tanks, electrical, and machine shed.
- **Possible Conversion:** This site can be converted to a **4,800-head swine finishing facility**, with approximately **3,400 spaces** in the gestation barn and **1,400 spaces** in the gilt development unit. The estimated square footage per pig is approximately **7.5 sq ft/pig**.
- **Note:** The **BUYER** is responsible for reviewing the **Current Permit Status** and ensuring **Permit Conversion** for finishing.
- The Property will be offered through a bid process as two individual tracts (swine facilities and tillable land) and a combination of both tracts.

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Tract 1

| Site Overview | | | | |
|--------------------------------|----------------------------------------------------------------------------------|------------------------------------------------|-------------------------------|---------------------|
| Building Type: | Farrowing | Breeding - Gestation | Gilt | |
| Number: | Rooms 1 - 7 | 1 | Gilt GDU | Gilt GDU |
| Dimensions: | 45' x 286' OD | 80' x 360' OD | 41' X 110' | 41' X 180' |
| Year Built: | 1973 | 2001 | 1994 | 1994/2022 |
| Number of Rooms: | 7 | 1 | 1 | 1 |
| Room Dimensions | (7) - 39'9" x 40' ID | 79' x 359' ID | 41' x 111'7" ID | 41' x 176'6" ID |
| Pig Spaces: | 224 | 1,380 | 250 | 400 |
| Pens per Room: | (32) - 5'x 7' FR Crates | 1,380-22" x 80" Stalls (4) 8'8" x 9' 7"Pens | (10) - 18'10" x 22'4" Pens | TBD |
| Pit Depth: | Pull Plug | 10' Deep Pit | 6' Deep Pit | 6' Deep Pit |
| Ventilation: | Power Natural | Power-Tunnel | Power | TBD |
| Ventilation Controller: | TC-5 | EXPERT Series 2 | TC-5 | TBD |
| Emergency System(s): | 1 Site Generator/AgriAlert 128 Alarm System/Barn Talk Monitoring | | | |
| Ceiling: | White Steel | White Steel | White Steel | White Steel / Alum. |
| Flooring: | Cast & Plastic | 60/40 Concrete/Slat | Concrete Slat | Concrete Slat |
| Feed System: | Flex to Feed Cart | Flex to Sow Drop | Flex to SS Fdr | TBD |
| Feeders: | SS Sow Fdr | SS Trough | (8) 72" SS Finisher | TBD |
| Waterers: | HiLo SS Nipple | SS Trough | SS Cups | TBD |
| Load Out: | Attached Enclosed | | | |
| Office: | 22' x 41' Attached with 2 Showers, Breakroom/Kitchen, 1 Bathroom, Laundry, Shop. | | | |
| Taxes: | Estimated \$2,579.10 | | | |

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Tract 1 Photos



Southeast looking Northeast



Looking Southwest



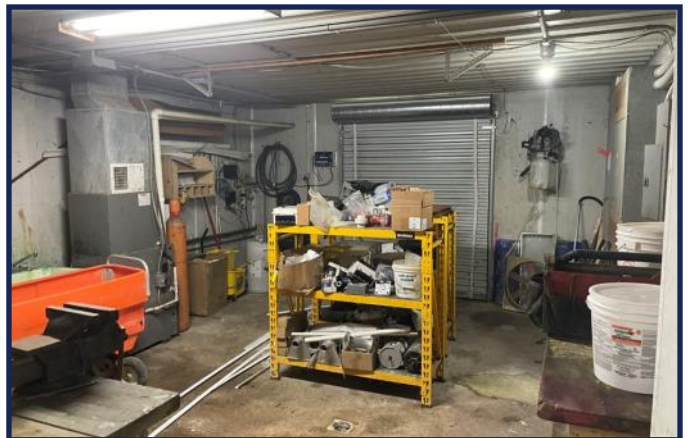
Farrowing/Office/Gestation



44' X 70' Machine Shed



Generator with 8.1L John Deere Engine



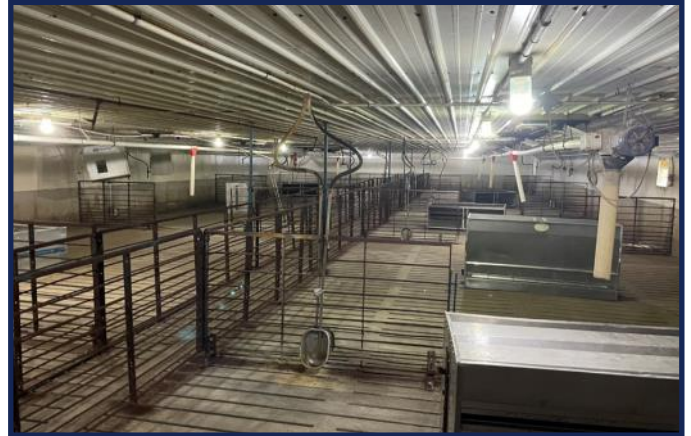
Work Area in Office Building

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Tract 1 Photos



Farrowing Room



Existing Gilt Development Room



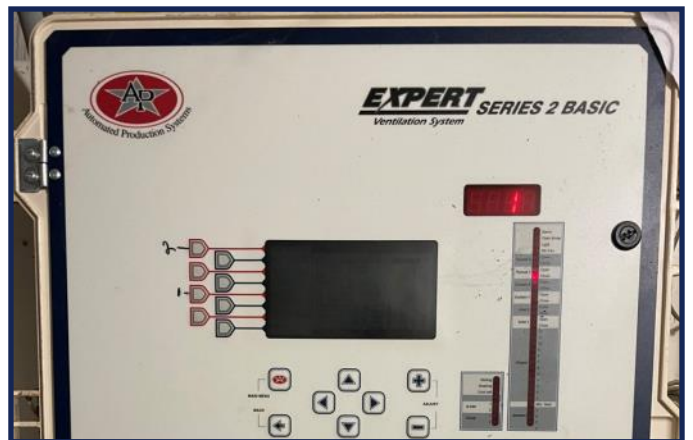
Unfinished Gilt Development Room



North End of Unfinished Gilt Development Room



East Side of Gestation Barn



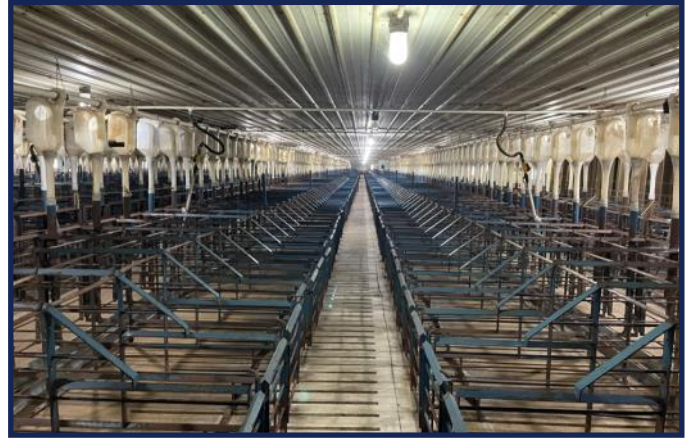
Gestation Barn Controller

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Tract 1 Photos



Gestation Building



Gestation Building Looking North



Gestation Building



Gestation Cool Cell



Bank of Fans North Wall Gestation Building



LP Tank

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Tract 2—14 Acres M/L

Acreage Breakdown:

Cropland Acres: 14 Acres M/L

**Survey needs to be completed to determine exact acres*

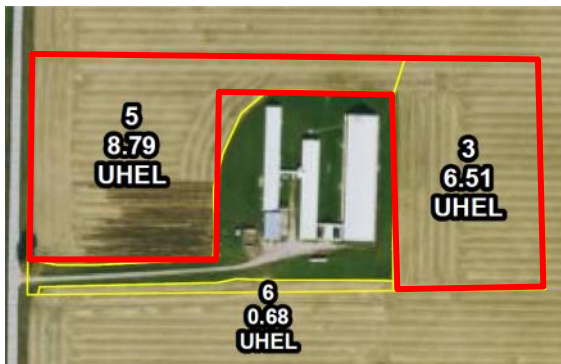
Soil Productivity:

Cropland CSR2: 83.8

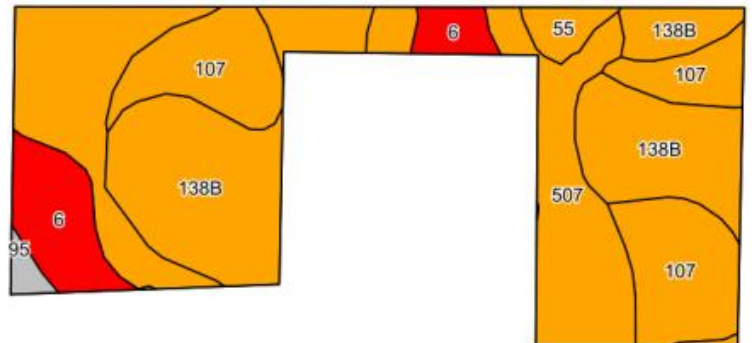
Taxes: Estimated \$577.19 annually



FSA Map



Cropland Soil Map - CSR2



| Code | Soil Description | Acres | % of field | CSR2 | CSR2* |
|------|------------------------------------------------|-------|------------|-------------------------|-------------|
| 138B | Clarion loam, 2 to 6 percent slopes | 5.11 | 34.7% | | 89 |
| 507 | Canisteo clay loam, 0 to 2 percent slopes | 4.49 | 30.5% | | 84 |
| 107 | Webster clay loam, 0 to 2 percent slopes | 3.30 | 22.4% | | 86 |
| 6 | Okoboji silty clay loam, 0 to 1 percent slopes | 1.37 | 9.3% | | 59 |
| 55 | Nicollet clay loam, 1 to 3 percent slopes | 0.31 | 2.1% | | 89 |
| 95 | Harps clay loam, 0 to 2 percent slopes | 0.15 | 1.0% | | 72 |
| | | | | Weighted Average | 83.8 |