

Growthland

**Two 3,600 Head Wean to Finish Sites
Crawford & Harrison Counties, IA
7,200 Pig Spaces
21.72 A M/L**

**Available for Bid
Bids due by November 19th
Targeted Showing Dates Below**

Bid Process

Bid Process:

- Prospects will submit a Round 1 bid **by November 19, 2024 at 5 PM. Ask agent for offer form.**
- **Bidders may place bids on Site 1, Site 2, or both. The sites will be sold in the combination that achieves the highest price; the sum of the bids offered on the two sites or the combination of the two.**
- 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 **November 20th 2024 at 11 AM**
- Reject all offers and retain ownership

Targeted Showing Date

Tuesday November 12th

**MUST Schedule a time with agent & Meet Biosecurity Requirements
Call Dale Kenne—515-368-1313**

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 on or before December 27, 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.



Property Highlights

- Two Doublewide Wean to Finish facilities located approximately 20 minutes apart.
- Sites may be purchased individually or together.
- Built in **2012 and 2013**, well-maintained, and in good condition.
- Tunnel Ventilated with Biosecure Shower Entry and Dock High Enclosed Load Out.
- Tube Style Brooder Heaters NEW in 2020.
- Well on sites for reliable water supply.
- Manure management plan and manure agreements to surrounding cropland available for prospect to review.
- Labor in place and desires to stay at sites for new owner.
- **Bidders may place bids on Site 1, Site 2, or both. The sites will be sold in the combination that achieves the highest price; the sum of the bids offered on the two sites or the combination of the two.**

Contact Us:

5475 Dyer Ave, #141
Marion, IA 52302
Office: (319) 377-1143
www.growthland.com

Dale Kenne
Licensed in IA
515-368-1313
dale@growthland.com

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Crawford County Site 11.81 Acre



3,600 Head Wean Finish Site
Power Tunnel Design - Built in 2012
101' x 305' with (2) 50' x 304' Rooms
EXPERT SERIES 2 Room Controllers
Attached Office w/BioSecure Entrance/Shower/Laundry
Enclosed Load Out
100KW Site Backup Generator

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Crawford County 3,600 Head - 11.81 Acre Site

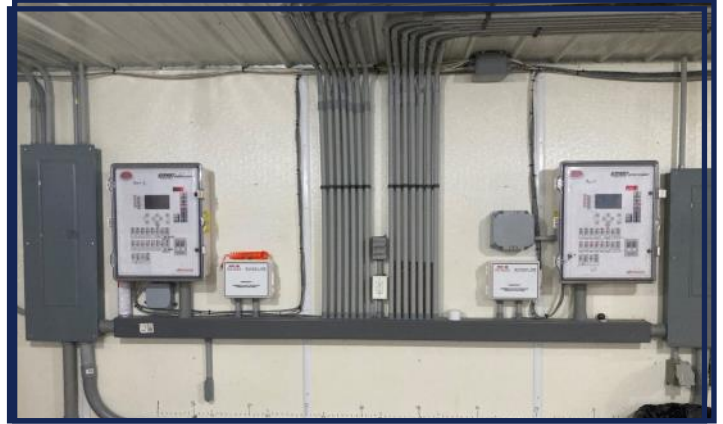
Site Overview		
Building Type:	Wean to Finish	
Year Built:	2012	
Size:	100'10" x 305' OD	
Number of Rooms:	2	
Pig Spaces:	1,800	1,800
Interior Room Dimensions:	50' x 304'	50' x 304'
Pens per Room:	(15) 19'11" x 47' Pens with PreSort Layout	(15) 19'11" x 47' Pens with PreSort Layout
Office/WR:	Biosecure Entrance/Shower/Office/WR	
Pit Depth:	8'	8'
Ventilation:	Power - Tunnel	Power - Tunnel
Ventilation Controller:	EXPERT SERIES 2	EXPERT SERIES 2
Emergency System(s):	100KW Generator-SensaPhone Alarm - E Drop	
Ceiling:	Aluminum	Aluminum
Flooring:	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 350HR Flex TO TT	Model 350HR Flex TO TT
Feeders:	30 - SS WD Paddle Fdrs	30 - SS WD Paddle Fdrs
Waterers:	SS Cups & WD Fdr	SS Cups & WD Fdr
Load Out:	Attached Covered Truck High Load Out	
Taxes:	\$2,952	

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Photos



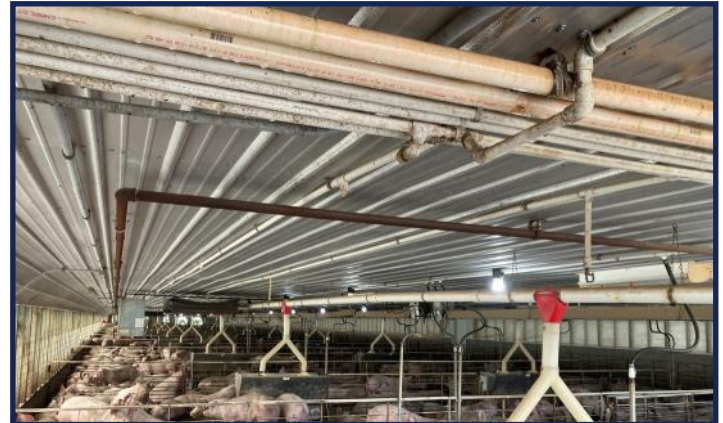
Crawford County Site



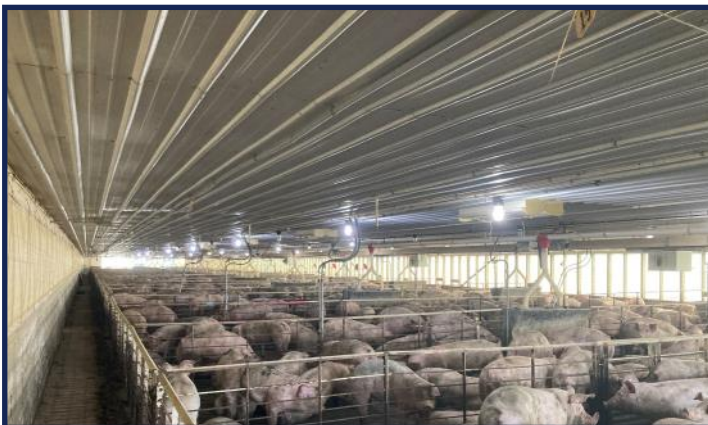
Room Controllers



Empty Room View



Interior View



Room View



3600 Wean Finish

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

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Harrison County Site

9.91 Acre



3,600 Head Wean Finish Site
Power Tunnel Design - Built in 2013
101' x 305' with (2) 50' x 304' Rooms
EXPERT SERIES 2 Room Controllers
Attached Office w/BioSecure Entrance/Shower/Laundry/Load Out
100KW Site Backup Generator

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Harrison County 3,600 Head - 9.91 Acre Site

Site Overview		
Building Type:	Wean to Finish	
Year Built:	2013	
Size:	100'10" x 305' OD	
Number of Rooms:	2	
Pig Spaces:	1,800	1,800
Interior Room Dimensions:	50' x 304'	50' x 304'
Pens per Room:	(15) 19'11" x 47' Pens with PreSort Layout	(15) 19'11" x 47' Pens with PreSort Layout
Office/WR:	Biosecure Entrance/Shower/Office/WR	
Pit Depth:	8'	8'
Ventilation:	Power - Tunnel	Power - Tunnel
Ventilation Controller:	EXPERT SERIES 2	EXPERT SERIES 2
Emergency System(s):	100KW Generator-BarnTalk Alarm - E Drop	
Ceiling:	Aluminum	Aluminum
Flooring:	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 350HR Flex TO TT	Model 350HR Flex TO TT
Feeders:	30 - SS WD Paddle Fdrs	30 - SS WD Paddle Fdrs
Waterers:	SS Cups & WD Fdr	SS Cups & WD Fdr
Load Out:	Attached Covered Truck High Load Out	
Taxes:	\$2,664	

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Photos



Harrison County Site



Room Controllers



Interior View



Brooder Heaters



Room View



3600 Wean Finish

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DISCLAIMER

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Notes