

Growthland

5,000 Head Sow Unit
460 A M/L
Sale Method—Bid Process
Bent County, CO

Available for Bid
Bids due by March 5th, 2025
Bid Process Outlined on 2nd Page



Sow Unit Overview	
Permitted Capacity	5,280
Gestation Spaces	4,416
Farrowing Spaces	768
Isolation Spaces	500
Historical Operating Inventory	~5,000

Call Agent to Schedule a Viewing!
Ben at 319-350-6084 or
Dean at 319-631-0050

Property Highlights

Opportunity to purchase a 5,000 head sow farm with 460 acres. Originally built in 1998. Located in Bent County, Colorado, or about a half hour west of Lamar, Colorado.

- Great isolation with the nearest pig approximately 12 miles to the west. **Ideal for genetic multiplication.**
- Land base exists for expansion, but diligence is required for permitting and water.
- **Open pen gestation compliant.** Site is empty that **could allow a conversion to Prop 12 or other upgrades if desired.**
- Evaporative lagoon with no manure application, limiting traffic. **Has an existing methane digester (not currently used to generate power).**
- Small feed mill in Lamar that could be a single source feed mill if desired.

Listed by Cruikshank Realty, Inc., who is working cooperatively with Growthland for advertising and marketing. Please call Ben Isaacson, agent with Growthland, at 319-350-6084 or Dean Schott, agent with Growthland, at 319-631-0050 for more information.

Contact us:

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

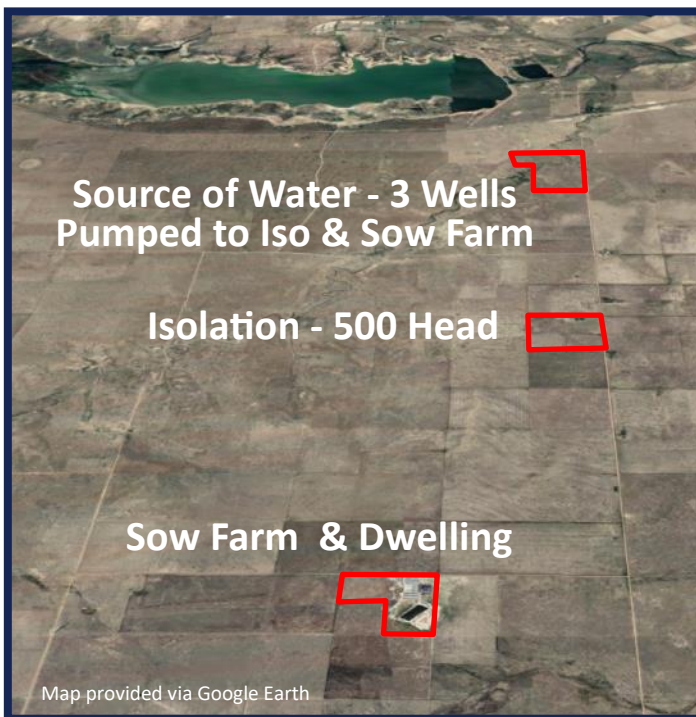
Ben Isaacson
Licensed in IA, MN, NE & IL
ben@growthland.com
Cell: 319-350-6084

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

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Location of Property



Bid Process

Bidding Process:

- Prospects will submit a bid **by March 5, 2025 at 3 PM CST.** **Ask agent for bid form.**
- Accepting property "as-is", "where-is"

Seller Options:

- Accept one bid
- Determine to negotiate with one bid
- Ask multiple bidders to provide a highest and final offer by **March 6, 2025 at 12:00 PM, Noon CST.**
- Reject all bids and retain ownership

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:

Closing will happen within 45 days

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: Cruikshank Realty 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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Sow Farm Site Layout & Overview



Gestation

- Four Barns
- 4,416 Spaces - 1,656 Stalls & 2,760 Pen Spaces
- Pens are station design; 60 total pens (15/barn)

Farrowing

- Four Barns
- One room per barn
- 768 crates; 192/room
- 5' x 8' 6" crates

Manure Handling

- Three stage system
- 1st Stage Lagoon has a digester cover
- 2nd Stage is Recycle & Aeration
- 3rd Stage is Evaporative Lagoon; no manure applied

Water

- Has water rights via Fort Bent "Ditch Rights"
- Main source is three wells on "north" farm
- Pumped from this parcel via underground piping and three 50,000 gallon storage tanks
- One well on Sow Farm Location

Other Items

- Ranch style dwelling with four bedrooms and two bathrooms
- Includes septic systems, LP tanks, and standby generators

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Overview

Overview			
Building Type:	Gestation	Farrowing	Isolation - Roof, Rafters, & Ceiling Need Replaced
Number:	Four Barns	Four Barns	One Barn
Dimensions:	58' x 384' (4)	48' x 258' (4)	63' x 148'
Year Built:	1998	1998	1998
Number of Rooms:	One Room/Barn	One Room/Barn	One Room
Pig Spaces:	4,416	768	~500
Pens per Room:	414 Stalls (2' x 7') - 1,656 Spaces 15 Pens; 60 total - 2,760 Spaces	192/Room; 5' x 8' 6"	One Row 2' x 7' Stalls Remainder Pens
Pit Depth:	Shallow Recycle Flush	Shallow Recycle Flush	Shallow Recycle Flush
Ventilation:	Power Natural	Power Natural with Cool Cells	Power Natural
Ventilation Controller:	AP Expert	TC-5	Thermostats
Emergency System(s):	Curtain Drops, Backup Generator, Alarm System		
Ceiling:	Galvanized Steel	Galvanized Steel	Galvanized Steel
Flooring:	Poured Concrete & Slats	Tri-Bar for Sow & Woven Wire for Piglet	Poured Concrete & Slats
Feed System:	Flex to Sow Drop	Hand-Fed	Hand-Fed
Feeders:	Concrete Trough	SS Sow-Max	Concrete Trough & SS Dry Feeders
Waterers:	Concrete Trough	Hi-Lo Nipple	Nipple
Load Out:	Enclosed Attached		
Office:	Between Farrowing: Four Showers, Office, Breakroom, & Laundry		

Major Updates from Original

- Farrowing flooring under Sows (~20 stalls remaining)
- Cool cell infrastructure
- Farrowing feeders
- Interior walls & ceiling of Farrowing
- Partial roof replacement throughout site
- Partial ceiling & rafter replacement in Gestation
- Partial Sow Drop feeder replacement in Gestation
- Electrical upgrade

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Photos



View of Sow Unit



South View



Gestation with Connecting Hallway



Farrowing



Farrowing Cool Cells



Manure Pipes

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Photos



Interior of Gestation



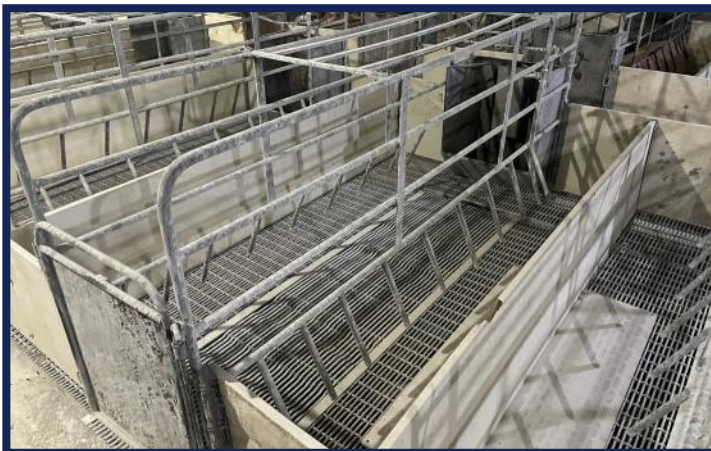
Typical Gestation Pen



Typical Gestation Stall



Interior of Farrowing



Typical Farrowing Crate



Interior Connecting Hallway

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Photos



Dwelling



Isolation - Roof, Rafters & Ceiling need Replaced



Interior of Isolation



Water Tank & Standby Generator—North Farm



Feed Mill in Lamar



Roller Mill

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