

Growthland

**4,992 Wean to Finish Site
5.42 Acres M/L
Davis County, IA**

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



Bid Process

Bid Process:

- Prospects will submit a Round 1 bid **by March 4th, 2025 at 1 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 **March 5th, 2025 at 10 AM**
- Reject all offers and retain ownership

Target Showing Dates

Tuesday, February 11 & Tuesday, February 25
MUST Call Mac Chilton - (641) 954-1869; or
Dean Schott (319) 631-0050 to schedule a time

Property Overview

- Four - 1,248 Head wean to finish facilities in Davis County.
- Built in 1997
- Natural ventilated, small pen design with tube feeders
- Site includes: office with shower and laundry, storage building and portable load chute
- Manure management plan and manure agreements are available. Ask agent for more details.
- Pig producer contract available to approved buyer for longer term with upgrades that meet producer specifications.**

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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Milton, IA
5.42 Acres M/L
Davis County, IA



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.

Growthland

Site Overview				
Building Type:	Wean to Finish			
Year Built:	1997			
Size:	41' x 231'			
Pig Spaces:	1,248	1,248	1,248	1,248
Number of Rooms:	1	1	1	1
Interior Room Dimensions:	40' x 230' ID	40' x 230' ID	40' x 230' ID	40' x 230' ID
Pens per Room:	(48) 9' 6" x 19'	(48) 9' 6" x 19'	(48) 9' 6" x 19'	(48) 9' 6" x 19'
Pit Depth:	8' Deep	8' Deep	8' Deep	8' Deep
Ventilation:	Natural	Natural	Natural	Natural
Ventilation Controller:	Expert Series 2 Basic	Expert Series 2 Basic	Expert Series 2 Basic	Expert Series 2 Basic
Emergency System(s):	Barn Talk/Curtain Drop			
Ceiling:	Plastic Dura-Tuff	Plastic Dura-Tuff	Plastic Dura-Tuff	Plastic Dura-Tuff
Flooring:	Concrete Slats	Concrete Slats	Concrete Slats	Concrete Slats
Feed System:	Flex Flow 300/ Tandem	Flex Flow 300/ Tandem	Flex Flow 300/Tandem	Flex Flow 300/Tandem
Feeders:	(24) 60" Aqua Feeders	(24) 60" Aqua Feeders	(24) 60" Aqua Feeders	(24) 60" Aqua Feeders
Waterers:	Part of Feeder	Part of Feeder	Part of Feeder	Part of Feeder
Load Out:	6' x 24' Portable Chute			
Office/WR:	12' x 24' Shower, Restroom, Washer Dryer			
Taxes:	\$1,208.00			

Growthland

Photos



Southeast Aerial View



Driveway View



Northeast View



Office



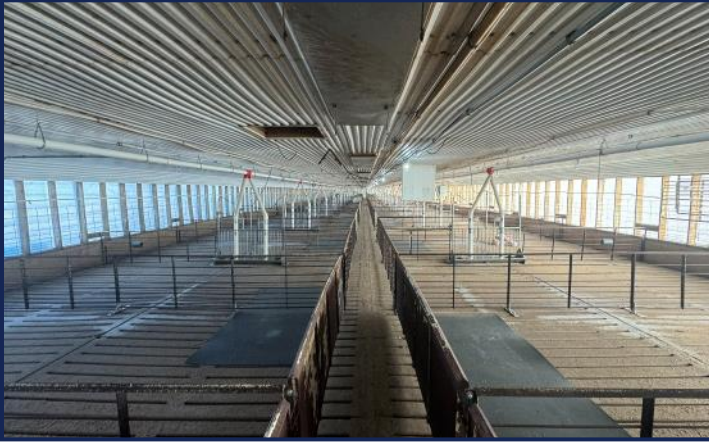
Water Room



Storage Area

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Photos



Interior



Interior



Tunnel Fan Wall



Pen Design



Wet/Dry Feeder



Controller