

# Growthland

2,450 Pig Spaces  
3 Acres M/L  
\$833,000 or \$336/Space

Wean to Finish  
Shelby County, IA



Growthland is offering for sale a 2,450 pig space wean to finish swine facility in Shelby County, Iowa. This is a top of the line facility with standard industry configuration. Very strong contract and 10 years remaining with an integrator that has packer ownership, subject to assignment rights of the integrator.

#### Highlights:

- Built in 2020
- Solid side wall, tunnel ventilated with actuated inlets, AP Edge controllers, dry feeders and cup waterers
- Bio-secure shower-in office attached, on-site generator
- Two rooms with center pvc gated alley and attached load out, and small pen design, stainless gate feet, stainless doors
- Brooder heater plumbing, with heaters included
- Water is supplied by a well with rural water backup
- Contract at \$44 per pig space and 10 plus years remaining on the contract, subject to assignment rights of the integrator.
- Manure application costs paid by the land owner with easements and agreements to be recorded prior to close.
- New survey in progress to encompass bins and compost

#### Contact us:

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

**Rod Leman, Licensed in IA, MN & NE**  
rod@growthland.com  
Cell: 515-835-2312

**Dale Kenne, Licensed in IA, MO, MN & NE**  
dale@growthland.com  
Cell: 515-368-1313

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**2,450 Head Wean to Finish Site**  
**1739 Cedar Road, Panama, IA**  
**Shelby County**  
**3 Acres M/L**



101' x 201' Wean to Finish barn  
Well maintained power tunnel ventilated facility  
AP Edge Controller  
Well and rural water backup

**Property Disclaimer:** Information provided herein was obtained from sources deemed reliable, but neither Growthland, its agents, nor its owners, make any guarantees or warranties 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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Site Overview		
<b>Building Type:</b>	2,450 Wean Finish	
<b>Year Built:</b>	2020	
<b>Size:</b>	101' x 201' OD	
<b>Number of Rooms:</b>	2	
<b>Pig Spaces:</b>	1,225	1,225
<b>Interior Room Dimensions:</b>	50' x 200'	50' x 200'
<b>Pens per Room:</b>	(39) 10' x 23'6" Pens (1) 6' x 23'6" Pen	(39) 10' x 23'6" Pens (1) 6' x 23'6" Pen
<b>Office/WR:</b>	18' x 24' Office with Shower/Laundry	
<b>Pit Depth:</b>	8'	8'
<b>Ventilation:</b>	Power-Tunnel	Power-Tunnel
<b>Ventilation Controller:</b>	Edge	Edge
<b>Emergency System(s):</b>	LP Auto Generator - AgriAlert	
<b>Ceiling:</b>	Aluminum	Aluminum
<b>Flooring:</b>	Concrete Gang Slat	Concrete Gang Slat
<b>Feed System:</b>	Model 300 TOTT	Model 300 TOTT
<b>Feeders:</b>	20 - 70" SS Dry	20 - 70" SS WF Dry
<b>Waterers:</b>	40 - SS Cups	40 - SS Cups
<b>Load Out:</b>	Dock High Enclosed	Dock High Enclosed
<b>Taxes:</b>	\$3,786	



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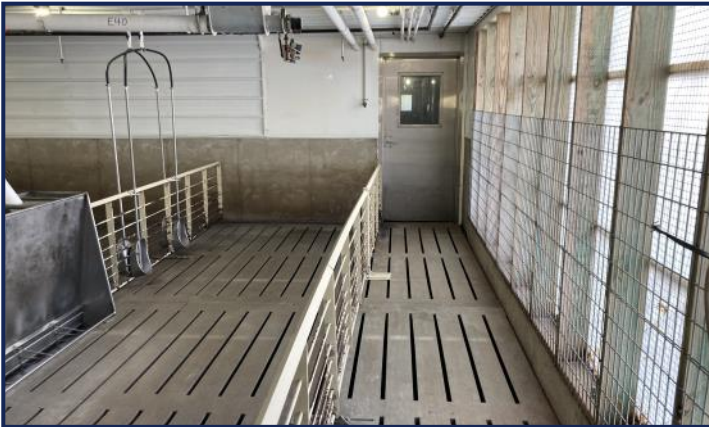
## Photos



**2,450 Wean Finish**



**Site Office and Entrance**



**Room Cross Walk**



**Room View**



**SS Wean Finish Feeders**



**Fan End Wall**



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## Photos



**Brooder Mats**



**Pen View**



**Room View**



**Site Generator**



**Exterior Fan End Wall**



**Entrance View**