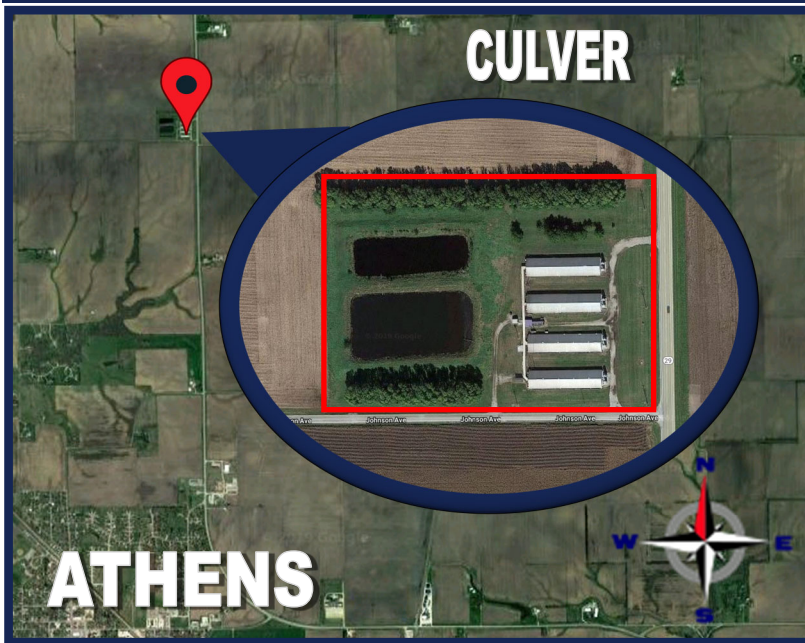


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Wean to Finish Site
4,194 Pig Spaces
10.90 A M/L
Menard County, IL

Available for Bid
Bid Process & Showing Dates
Outlined Below



Bid Process

Bid Process:

- Prospects will submit a Round 1 bid **by March 20th, 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 21st, 2025 at 10 AM**
- Reject all offers and retain ownership

Showing Time

Call Dean Schott (319) 631-0050
to schedule a showing!

Property Overview

- Four 44' x 192' slatted/tunnel ventilated barns (1,048 head total) with shallow pit to 2-stage lagoon.
- Bio-secure office with shower, laundry, and connecting hallway to all barns with central loadout chute.
- **Recent Updates:**
 - 2024: New feed bins on Barn 2 (others replaced in 2020).
 - 2019: 405 new concrete slats, new roof steel on tunnel fan ends, new gate posts in Barn 1 and half of Barn 2.
 - 2015: New gating in Barns 1 & 2 and half of Barn 3, new controllers, SS feeders, and SS cup waterers in all barns.
- 1 well with rural water backup, automatic emergency generator.
- 1½ years left on feeding contract, with extension available to approved buyer.
- Manure application agreement in place for additional revenue.

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:

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



DEAN SCHOTT

Real Estate Agent

Licensed In IA, IL, MN, MO & NE

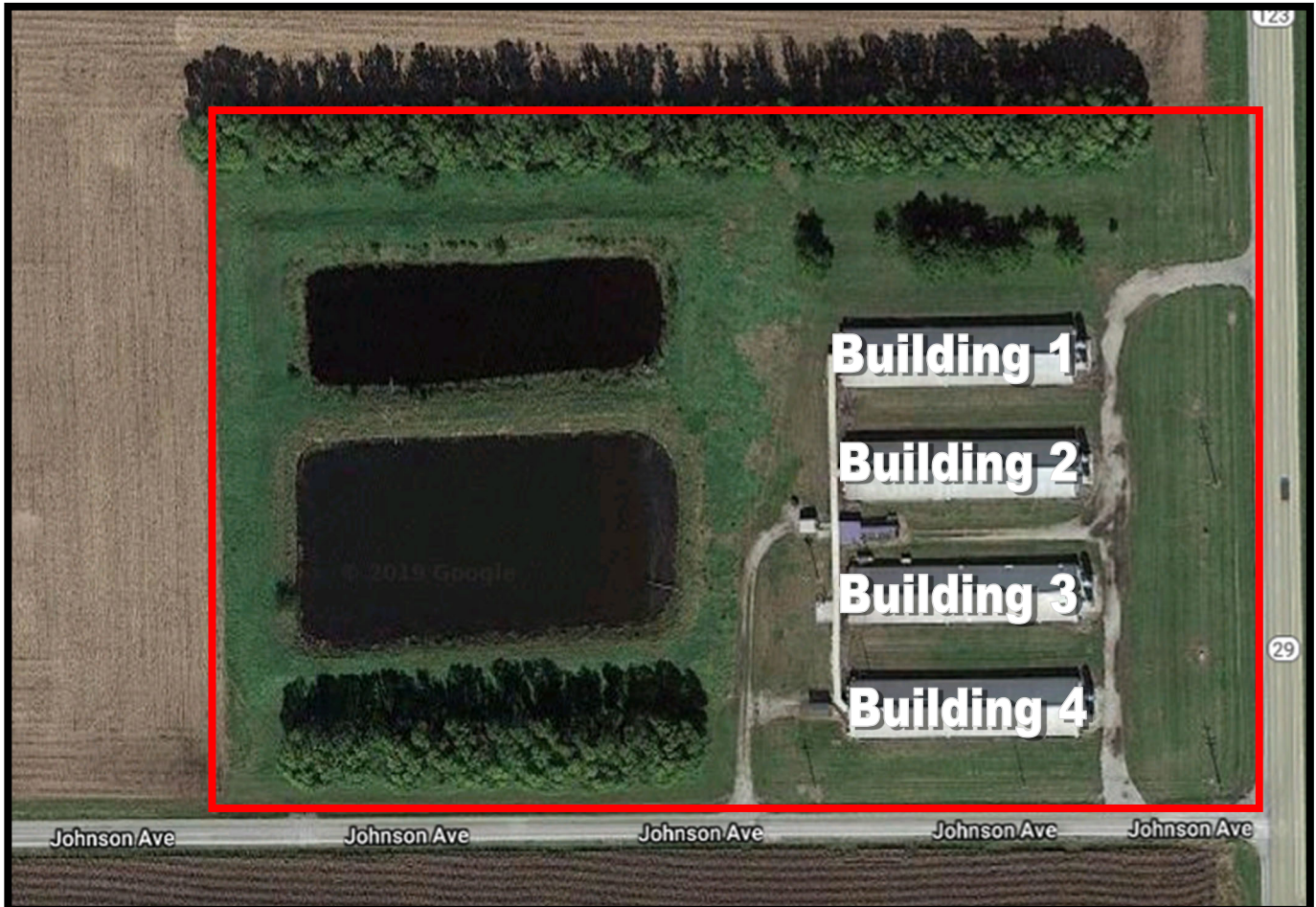
319-631-0050

dean@growthland.com

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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Aerial View



Four Wean to Finish Buildings
Newly Remodeled Office with shower and laundry
Connecting Hallway between buildings for extra biosecurity
Stationary Generator

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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Facilities Overview

	Buildings 1-2	Buildings 3-4
Building Type:	Wean Finish	Wean Finish
Year Built:	1994	1995
Pig Spaces:	2,097	2,097
Interior Room Dimensions:	44' x 192'	44' x 192'
Number of Rooms:	1 per building	1 per building
Pens per Room:	(8) 20'6" x 48' w/presort.	(8) 20'6" x 48' w/presort.
Pit Depth:	Pull Plug to Lagoon	Pull Plug to Lagoon
Ventilation:	Power - Tunnel	Power - Tunnel
Ventilation Controller:	EXPERT VT-110	EXPERT VT-110
Emergency System(s):	Agri Alert 800EZK—Generac 50 KW Stationary Generator	
Ceiling:	Mill Finish Aluminum	Mill Finish Aluminum
Flooring:	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 75/300 Flex	Model 75/300 Flex
Feeders:	(16) 36" x 56" WD	(16) 36" x 56" WD
Waterers:	SS Cups	SS Cup
Load Out:	Center Loadout	
Office:	Detached w/Shower	
Taxes:	\$4,845.00	

Updates:

2019: 405 new concrete gang slats installed, Installed new roof steel on first 20' all roofs on tunnel fan end, All new gate posts in building 1 and half of building 2. Rock around buildings

2020: Six new bulk bins

2022: New stainless steel chopper transfer pump and new roof on connecting hallways

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Photos



Southeast View



Northeast View



Southwest View



Natural Gas Generator



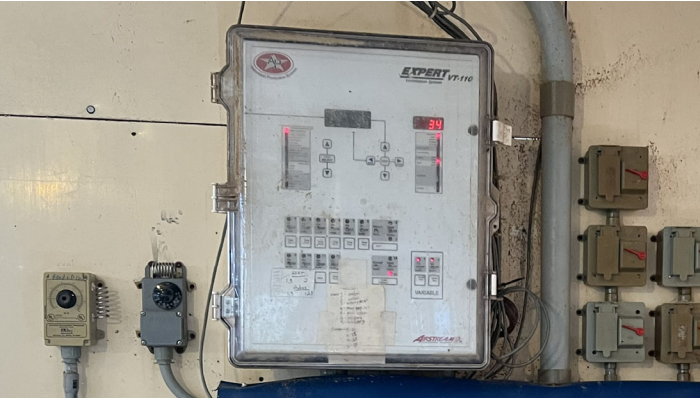
Office / Alarm



Connecting Hallway

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Photos



Controller



Room View



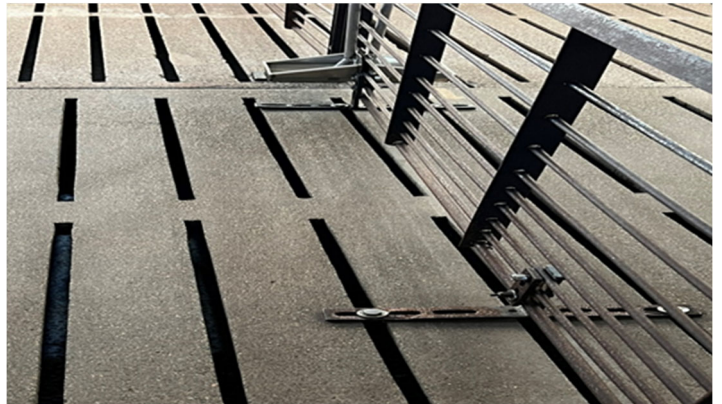
Tunnel Fan End



Tunnel Curtain End



Wet/Dry Feeder



Gates and Brackets

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