



Two—4,000 Pig Space Nurseries &  
6,000 Pig Space Nursery  
19.94 Acres M/L

Two Nursery Sites For Sale  
Jefferson & Van Buren  
Counties, Iowa

\$1,580,000 (\$112/space)



### Property Highlights

- Very well maintained nurseries that will be sold as a group
- Facilities built in 1998 and 2007
- Competitive area for swine production with many producers
- Dwelling on site surrounded by mature trees to provide for labor source
- Manure management plans and agreements available to review
- **Contract grower agreements have approximately 4 years remaining with major pig producer. Subject to assignment approval. Call agent for details.**



**DEAN SCHOTT**

*Real Estate Agent*

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## Aerial Map

Two 4,000 Head Nurseries  
2628 Oasis Blvd, Fairfield, IA  
6.50 Acres M/L



### Site Upgrades

- Both facilities built in 1998, with eight 500 head rooms with small pen design
- New 12 ton tandem bins replaced for each facility in 2020
- All new electrical wiring replaced throughout each nursery in 2018
- Hired Hand Evolution 1200 Controllers for each room
- Biosecure entrance with shower and laundry area
- 80 KW Stationary Generator with automatic transfer switch
- **Seller wants to retain ownership of the ground and is willing to negotiate a flexible, low cost, land lease agreement with buyer. Ask agent for details.**

**Two 4,000 Head Nurseries**  
**2628 Oasis Blvd, Fairfield, IA**  
**6.50 Acres M/L**

## Site Overview

Building Type:	North Home Nursery	South Home Nursery
Year Built:	1996	1996
Size:	66' x 236'	66' x 236'
Pig Spaces:	4,000	4,000
Number of Rooms:	8	8
Interior Room Dimensions:	26' 3" x 60' ID	26' 3" x 60' ID
Pens per Room:	(20) 6' x 12'	(20) 6' x 12'
Pit Depth:	3' Pull Plug	3' Pull Plug
Ventilation:	Power - Cross Vent	Power - Cross Vent
Ventilation Controller:	Hired Hand Evolution 1200	Hired Hand Evolution 1200
Emergency System(s):	Agri - Alert 800 / Generator	Agri - Alert 2400 / Generator
Ceiling:	Aluminum	Aluminum
Flooring:	Plastic	Plastic
Feed System:	Flex Flo 300	Flex Flo 300
Feeders:	(10) 36" SS Feeders	(10) 36" SS Feeders
Waterers:	(20) SS Cups	(20) SS Cups
Load Out:	Attached Enclosed	
Office/WR:	Biosecure Office, Two Showers, Breakroom, Workroom, Restroom, Washer / Dryer	



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## Photos



**Northeast View**



**South Driveway**



**Southwest View**



**Shower**



**Office**



**Generator**

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## Photos



**Medicators/ Water Storage**



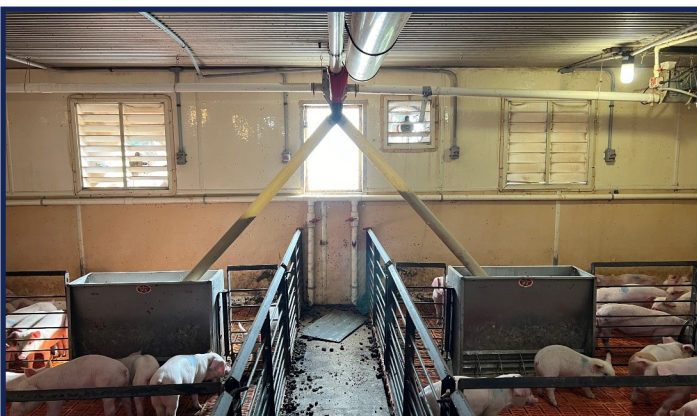
**Hallway**



**Controller**



**Room View**



**Fan Wall**



**Inlet Wall**

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## Aerial Map

**6,000 Head Nursery**  
**26874 105th St, Stockport, IA**  
**13.44 Acres M/L**



### Site Upgrades

- Built in 2007
- Six 1,000 head rooms with small pen design, plastic flooring, dry feeders and cup waterers
- Hired Hand Evolution 1200 Controller for each room
- 60 KW Stationary Generator with automatic transfer switch
- Biosecure entrance with attached loadout
- **Facility sits on 13.4 acres, includes a dwelling for labor**

**6,000 Head Nursery**  
**26874 105th St, Stockport, IA**  
**13.44 Acres M/L**

## Site Overview

<b>Building Type:</b>	Stockport Nursery
<b>Year Built:</b>	2007
<b>Size:</b>	66' x 350'
<b>Pig Spaces:</b>	6,000
<b>Number of Rooms:</b>	6
<b>Interior Room Dimensions:</b>	55' 5" x 59' 10"
<b>Pens per Room:</b>	(40) 6' x 12' 7"
<b>Pit Depth:</b>	8'
<b>Ventilation:</b>	Power - Cross Vent
<b>Ventilation Controller:</b>	Hired Hand Evolution 1200
<b>Emergency System(s):</b>	Agri - Alert 800 / Generator
<b>Ceiling:</b>	White Steel
<b>Flooring:</b>	Plastic
<b>Feed System:</b>	Flex Flo 300
<b>Feeders:</b>	(20) 36" SS Feeders
<b>Waterers:</b>	(40) SS Cups
<b>Load Out:</b>	Attached Enclosed
<b>Office/WR:</b>	Biosecure Office, Two Showers, Breakroom, Workroom, Restroom, Washer/ Dryer



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## Photos



**Driveway View**



**Southwest View**



**Northeast View**



**Office/Laundry**



**Work Area**



**Generator**

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## Photos



**Room View**



**Fan Wall**



**Pen Design**



**Inlet Wall**



**Hallway**



**Trailer Home**

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