

Growthland

Appraisals, Management, Brokerage, & Advising

7,500 Sow Breed to Wean Site
40 Acres M/L
Scott County, Illinois

Growthland BidPro

Bids due by end of March; exact date TBD

Targeted Opening Bid: \$4,350,000
See Page 2 for Sale Procedure



Sow Unit Overview

Capacity	8,042
Gestation Spaces	6,708
Farrowing Spaces	1,334
Gilt Dev Spaces	1,300
Historical Operating Inventory	7,300

Call Agents to Schedule a Viewing!

Dale Kenne at 515-368-1313

Ben Isaacson at 319-350-6084

Property Highlights

- **Great isolation with nearest pig 6 plus miles away**
- Original gestation and farrowing built in 2002
- Expanded deep pit Farrowing and Gestation in 2016
- 1,334 Farrowing spaces
- 6,708 Gestation spaces
- 1,300 Gilt Development capacity
- Finishers, grower, and nursery used for internal multiplication.
- Nutrient management plan available for review
- Targeted to be empty of animals by March 2025

Contact us:

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

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

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

Growthland

Appraisals, Management, Brokerage, & Advising

THIS IS A COURT ORDERED SALE

All terms and conditions of the successful bid and resulting Purchase Agreements will be subject to court approval

Key Sale Information

- This is an asset sale of real estate and farm related equipment only and does not include livestock.
- Inquire to agent for pertinent information: production records, nutrient management plan, etc.
- Showings by appointment only and need to follow biosecurity protocols
- Being sold "AS-IS;WHERE-IS" ; only exception is Seller in process of attaining longer term options for Manure Application that will be assignable to Buyer. Ask Agent for details.

BidPro Sale Procedure

- **Targeted opening Bid: \$4,350,000**
At any time before the BidPro offer deadline, a buyer may submit a Non-binding Letter of Intent to Purchase (LOI) at or above the targeted opening bid. If the price and terms are acceptable to the Seller, property will be taken off the market and BidPro will not be executed. The buyer and the seller will immediately move towards a Definitive & Binding Asset Purchase Agreement.
- **BidPro**
Round 1: Targeted bid date by end of March with bidders submitting a Non-binding Letter of Intent (LOI). Exact date to be determined by March 14th, 2025. Seller will determine to accept an offer, negotiate with an offer, reject all offers, or ask multiple offers for highest and final in Round 2.
Round 2: (if required) Highest and Final Bids due within 24 hours of Round 1. The accepted offer to move towards a Definitive & Binding Asset Purchase Agreement with 5 % of the purchase price to be deposited as earnest money.

Conditions

- This sale is subject to all easements, leases, and any other restrictions of record. Buyer(s) understand they are purchasing the property "as-is, where-is" except for Manure application agreement outlined above. Any expenses post-closing are solely responsibility of the Buyer(s). SUBJECT TO COURT APPROVAL
- Closing is subject to court approval. Ideally closing within 45 days of binding agreement.

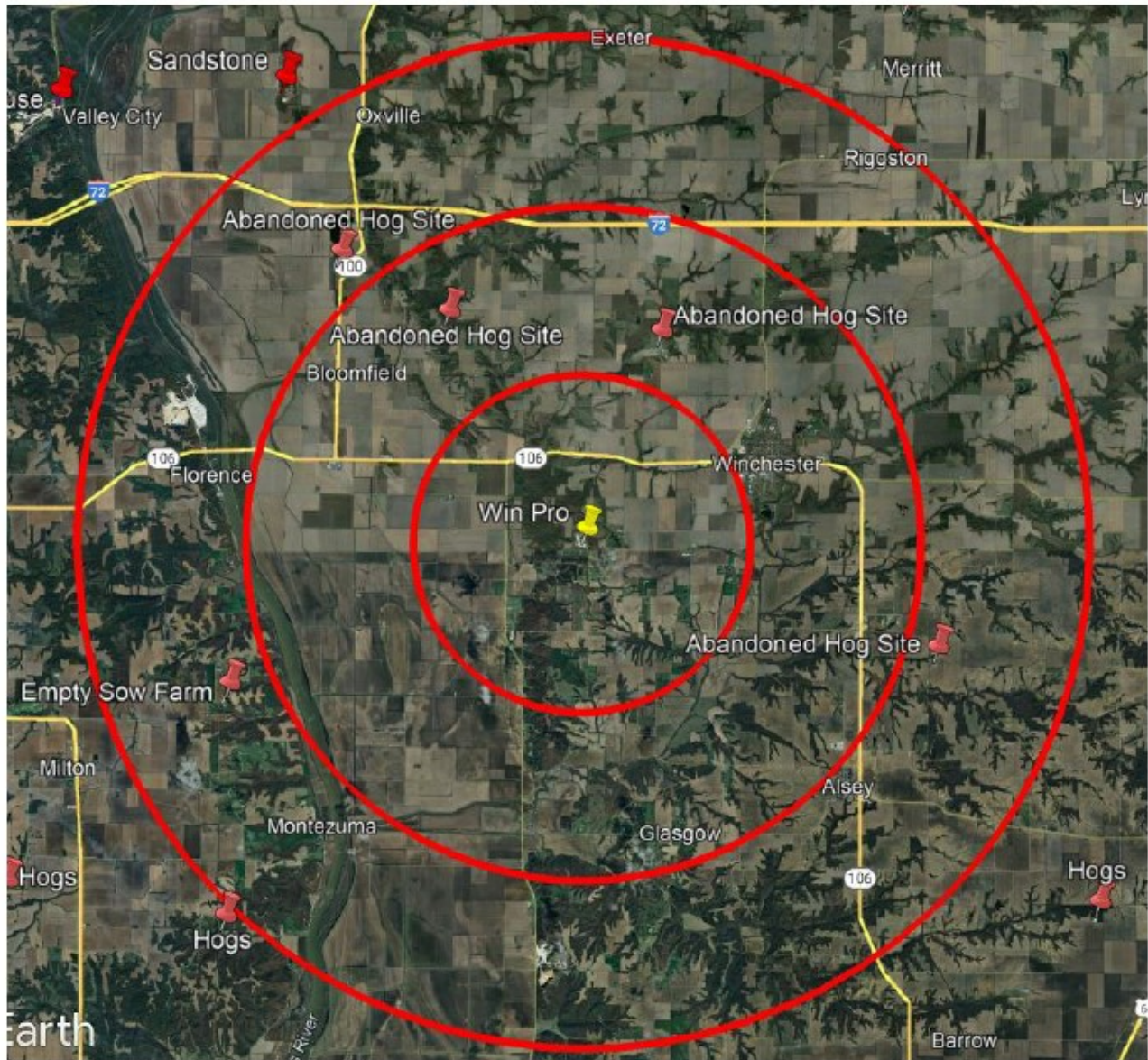
Agency Disclaimer

- Growthland and their associates are agents of the Seller

Growthland

Appraisals, Management, Brokerage, & Advising

Biosecurity Map Nearest Pig ~6 Miles Away

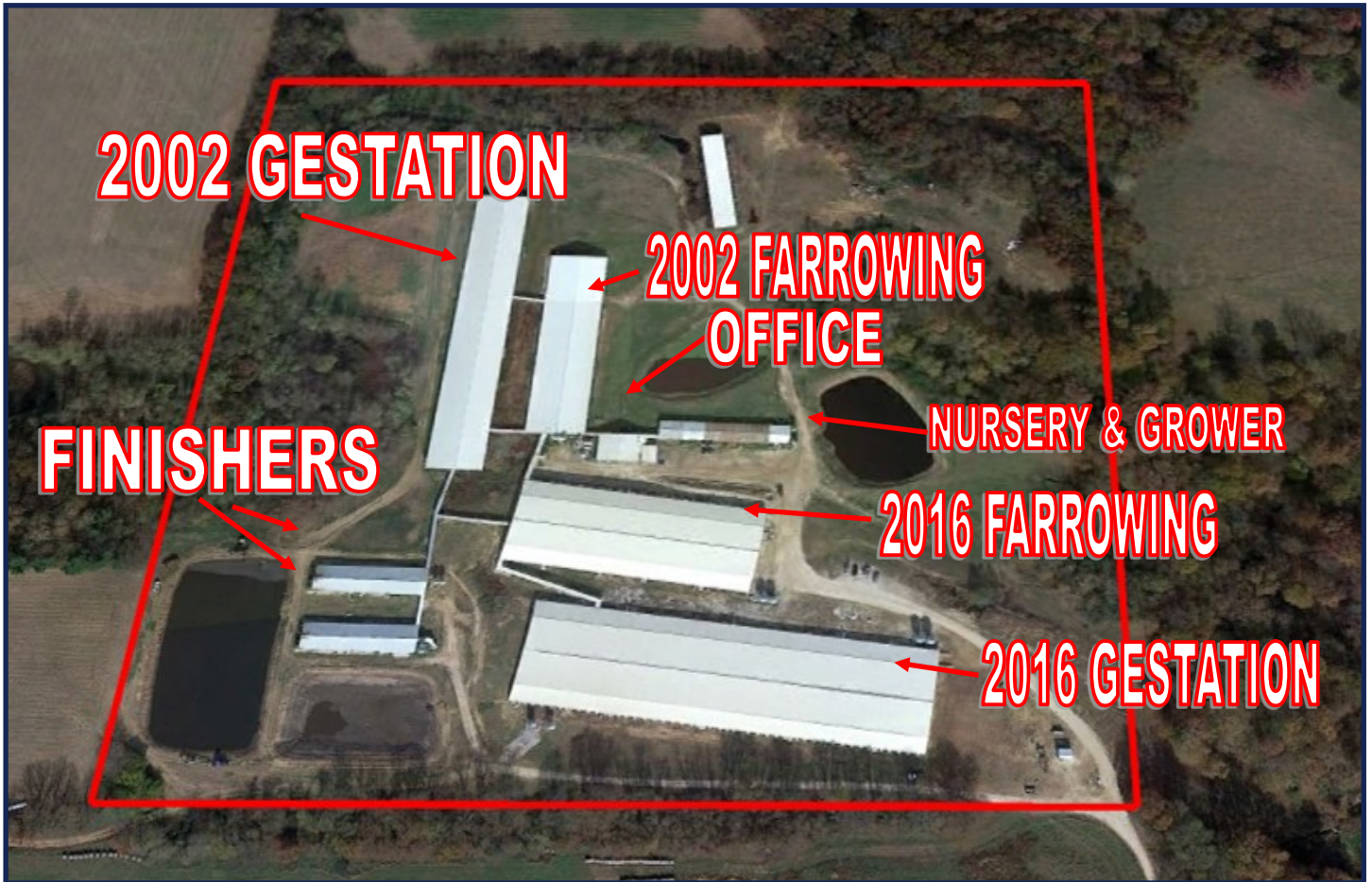


Biosecurity Rings: 2.5 miles, 5 miles & 7.5 miles

Growthland

Appraisals, Management, Brokerage, & Advising

**Aerial Map
40 Acres M/L**



Growthland

Appraisals, Management, Brokerage, & Advising

656 Lost Lane Winchester, IL 62694

Site Overview				
Building Type:	2002 Farrowing	2002 Gestation	2016 Farrowing	2016 Gestation
Dimensions:	81' x 344'	81' x 535'	134'8" x 340'3"	155' 10" x 537' 1"
Year Built:	2002	2002	2016	2016
Number of Rooms:	8	1	1 (Partitioned into 4 Rooms)	1
Room Dimensions	41' x 77' 6"	80' x 534'	134' x 339' 6"	155' 4" x 536' 7"
Pig Spaces:	480	2,184	854	4,524
Pens per Room:	60 Crates/Room 5' x 7'	2,184 Stalls 23' x 7' Crates	224 Crates, 238 Crates, 238 Crates, & 154 Crates 5' 3" x 7'	11 Pens for Gilts = 438 Head 4,086 Stalls = 23" x 7'
Pit Depth:	Shallow	Shallow	8'	12'
Ventilation:	Power-Ceiling	Tunnel	Power-Cross	Cross - Tunnel
Ventilation Controller:	Agri Console	AP Expert Series 2	Agri Console	Agri Console
Emergency System(s):	Standby Generator, Curtain Drops, Sensaphone Alarm			
Ceiling:	White Steel	White Steel	White Steel	White Steel
Flooring:	Cast Sows/Plastic Piglets	Concrete Slats	Cast Sows/Plastic Piglets	Concrete Slats
Feed System:	Cablevey	Flex to Sow Drop	Cablevey	Flex to Sow Drop
Feeders:	SS Bowl	SS Trough	SS Bowl	SS Trough
Waterers:	Nipple Hi-Lo	SS Trough	Nipple Hi-Lo	SS Trough

Growthland

Appraisals, Management, Brokerage, & Advising

Photos



Win Pro Site



Biosecure Office & Entrance



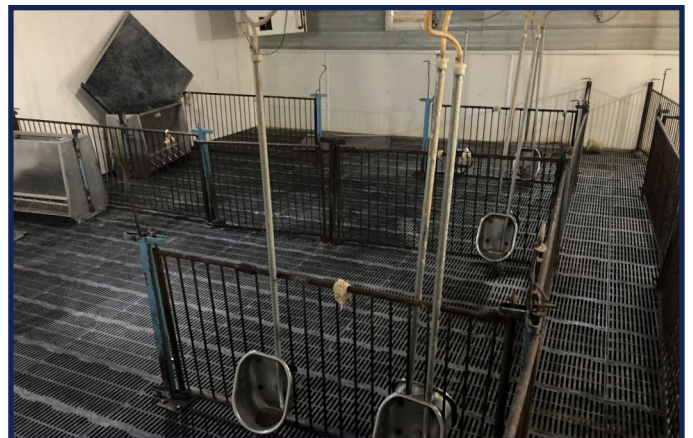
Dutch Entry



Office & Breakroom



Gilt Nursery—Grower Building



Nursery Room

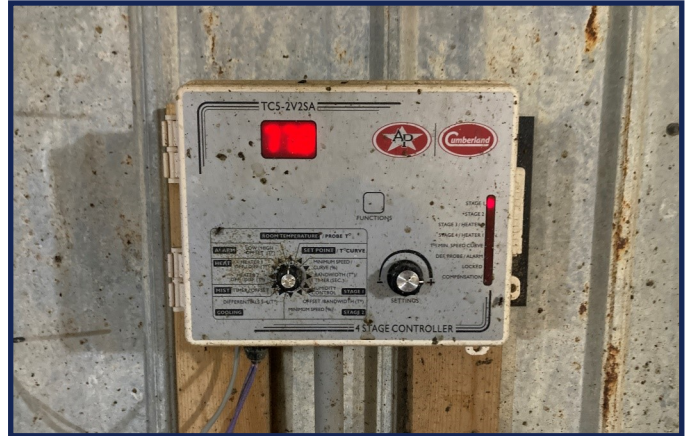
Growthland

Appraisals, Management, Brokerage, & Advising

Photos



Grower Room



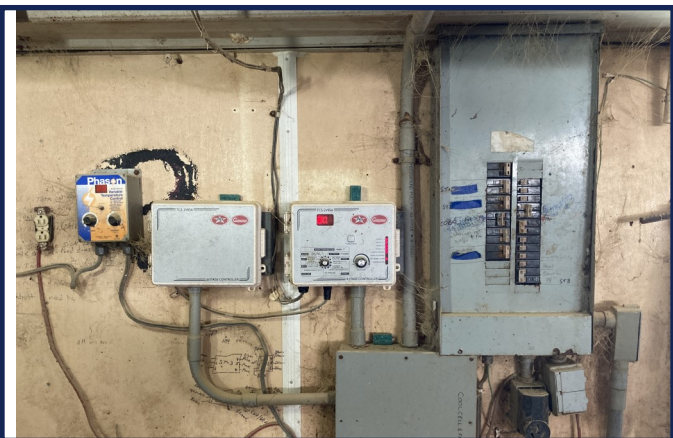
Room Controller



GDU Buildings



GDU Room View



Room Controller



2nd Room View

Growthland

Appraisals, Management, Brokerage, & Advising

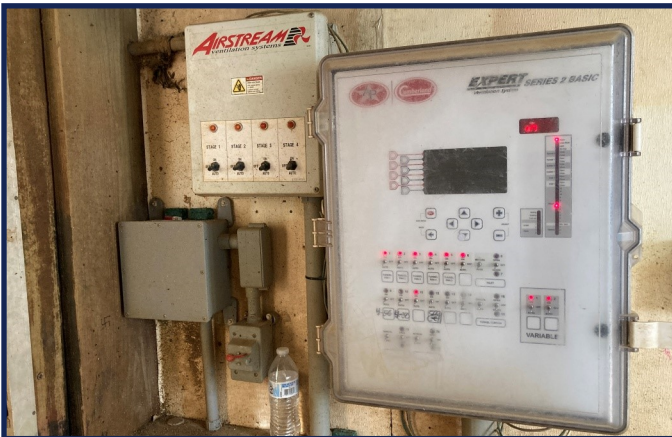
Photos



Original Gestation Building



Gestation Room View



Gestation Room Controller



2nd Room View



Original Farrow Building



Typical Farrow Room

Growthland

Appraisals, Management, Brokerage, & Advising

Photos



2nd Room View



Farrow Room Controller



New Gestation Building



Interior Gestion Room



Room Controller



2nd Room View

Growthland

Appraisals, Management, Brokerage, & Advising

Photos



New Farrow Building



Typical Farrow Room



2nd Room View



Farrow Room Controller



Room Interior



Site Generators

Growthland

Appraisals, Management, Brokerage, & Advising

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.

The marketing information presented in this material is the result of the Client's or Management's representations and research utilizing sources and materials considered to be reliable and to contain information deemed to be relevant to the Company but without any guarantees or specific statements or implied warranties.