

# Growthland

*Appraisals, Management, Brokerage, & Advising*

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

**Growthland BidPro**  
Bids due by April 9th  
**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:

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## **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: Bids due by April 9th at 4 PM CST.** 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 by 4 PM CST on April 10th.** 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.

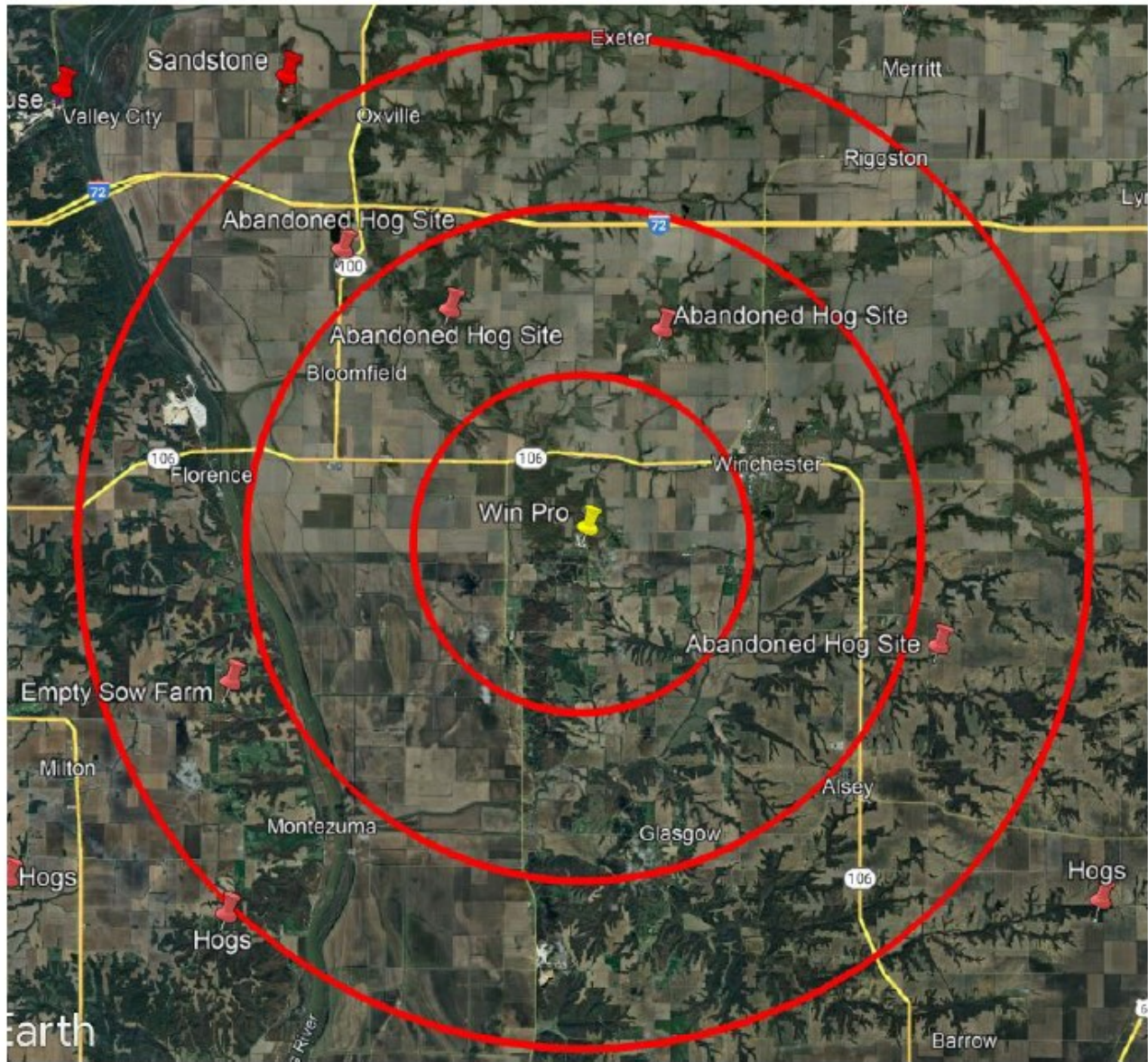
### **Agency Disclaimer**

- Growthland and their associates are agents of the Seller

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## Biosecurity Map Nearest Pig ~6 Miles Away

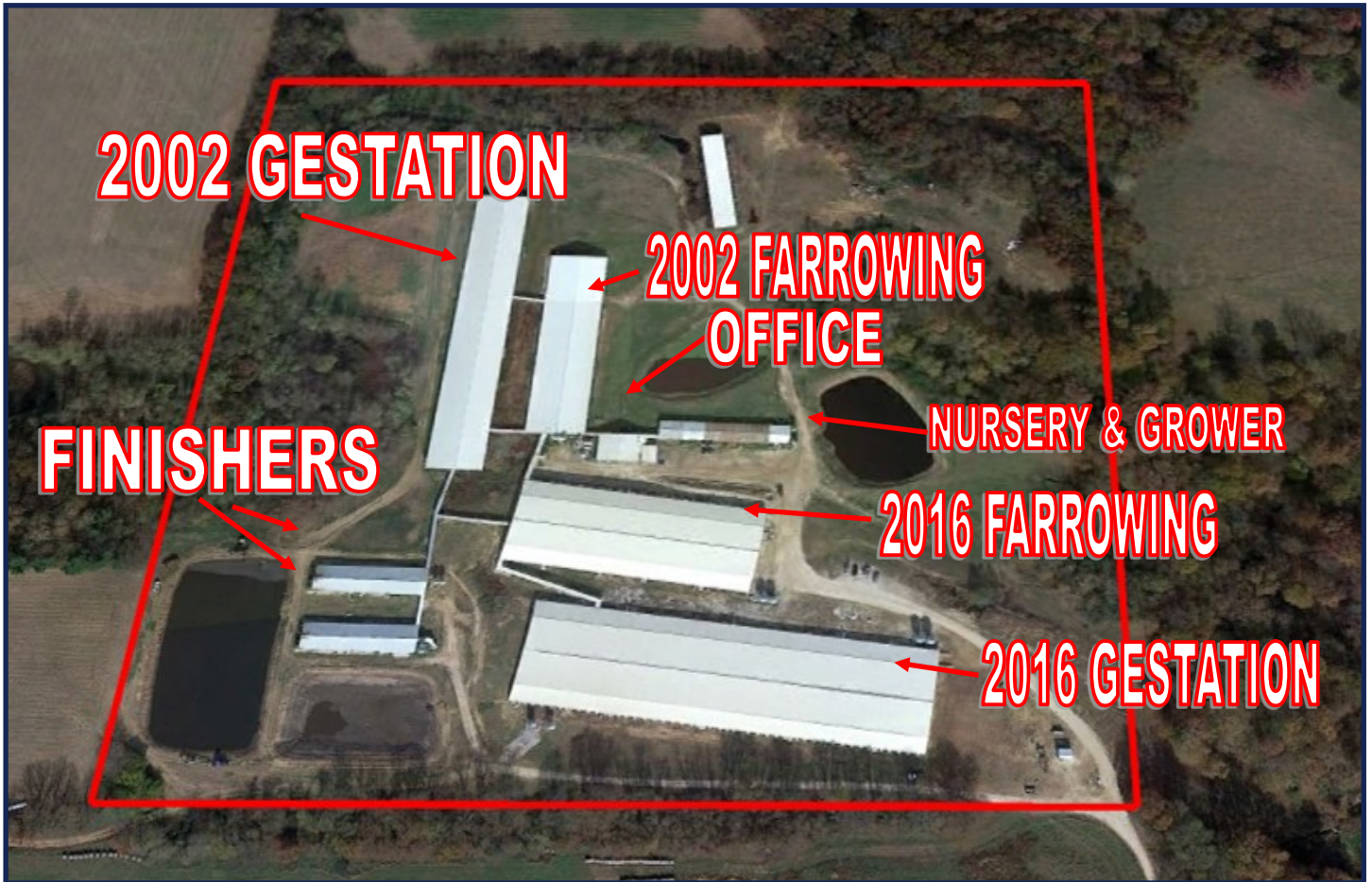


Biosecurity Rings: 2.5 miles, 5 miles & 7.5 miles

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**Aerial Map  
40 Acres M/L**



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## 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

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## Photos



**Win Pro Site**



**Biosecure Office & Entrance**



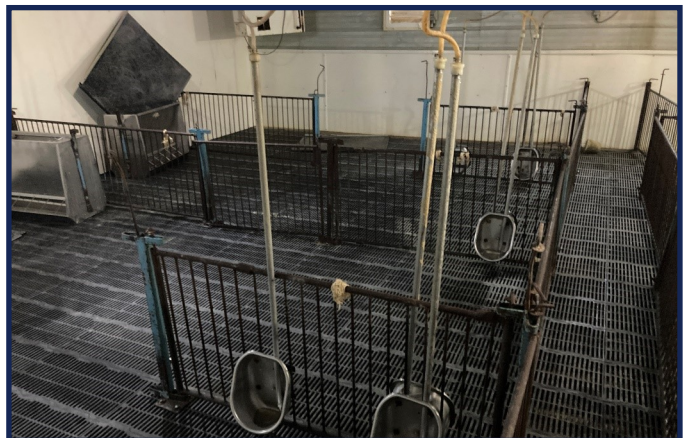
**Dutch Entry**



**Office & Breakroom**



**Gilt Nursery—Grower Building**



**Nursery Room**

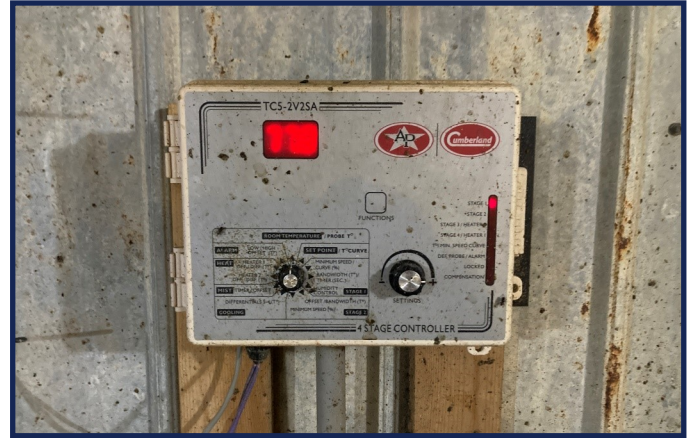
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## Photos



**Grower Room**



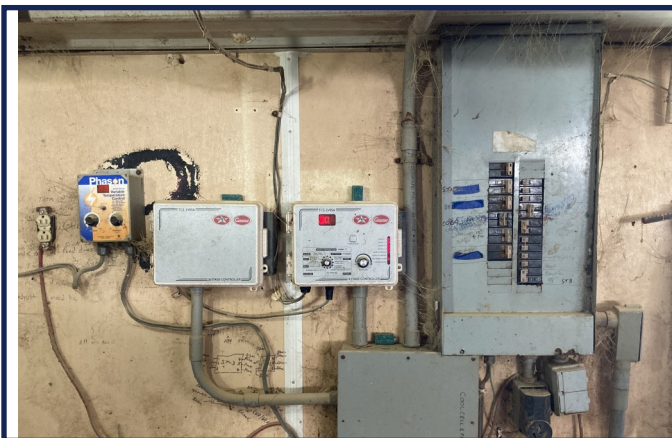
**Room Controller**



**GDU Buildings**



**GDU Room View**



**Room Controller**



**2nd Room View**

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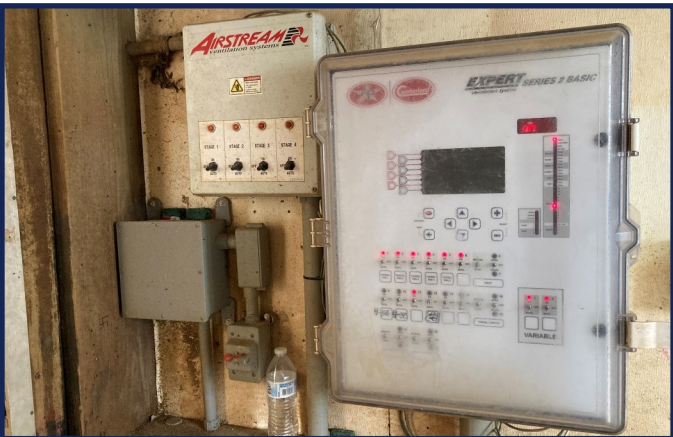
## Photos



**Original Gestation Building**



**Gestation Room View**



**Gestation Room Controller**



**2nd Room View**



**Original Farrow Building**



**Typical Farrow Room**



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## Photos



**2nd Room View**



**Farrow Room Controller**



**New Gestation Building**



**Interior Gestion Room**



**Room Controller**



**2nd Room View**

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## Photos



**New Farrow Building**



**Typical Farrow Room**



**2nd Room View**



**Farrow Room Controller**



**Room Interior**



**Site Generators**

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## **DISCLAIMER**

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