

**H.E. Trettin, Inc.
Sow Farm &
Headquarters
Floyd County, IA**

Available for Bid
Bid Process & Showing Availability
Outlined On Page 2



Property Overview

- Home base located on the west edge of Rockford, IA. Includes 5,760 sq ft insulated shop constructed in 2023, 150,000 bushels of grain storage and a truck washout situated on 16 acres M/L.
- 1,500 sow breed to wean unit located 1.5 miles north of Rockford, IA. Property contains 19 acres with almost 9 acres of tillable land.



DALE KENNE

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Associate Real Estate Broker

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Bid Process

Bid Process & Showing Availability
Outlined Below



Bid Process

Round One Bidding Process

- Prospects will submit bid(s) by **Noon on Wednesday, May 21, 2025**
- Cash offers, no contingencies
- Accepting property "as-is", "where-is"

Seller options:

- Accept one bid per tract
- Determine to negotiate with one bid per tract
- Ask multiple bids to proceed to highest & final
- Reject all bids and retain ownership.

Highest & Final — Due by Noon on Thursday, May 22, 2025

If seller chooses to proceed to Highest & Final; they are committing to sell to one of the bidders.

- High bid for each tract provided to each bidder
- Bidders will be asked to submit highest and final bid by Noon on Thursday May 22, 2025.
- Seller will accept one bid per tract after all final bids have been submitted

Showing Dates By Appointment Only:
Call Scott Borcherding at 515-708-6033 or Dale Kenne at 515-368-1313 to setup date and time

- Terms:** Ten percent of the purchase price required on the day of the sale. Buyers will sign Real Estate Sales Agreement, purchasing with no financing contingencies, and must be prepared for cash settlement of the purchase at the time of closing. Target closing date within 60 days after the bid dates.
- 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 at the sole discretion of the buyer(s).
- Agency:** Growthland and their Associates are Agents of the Seller.



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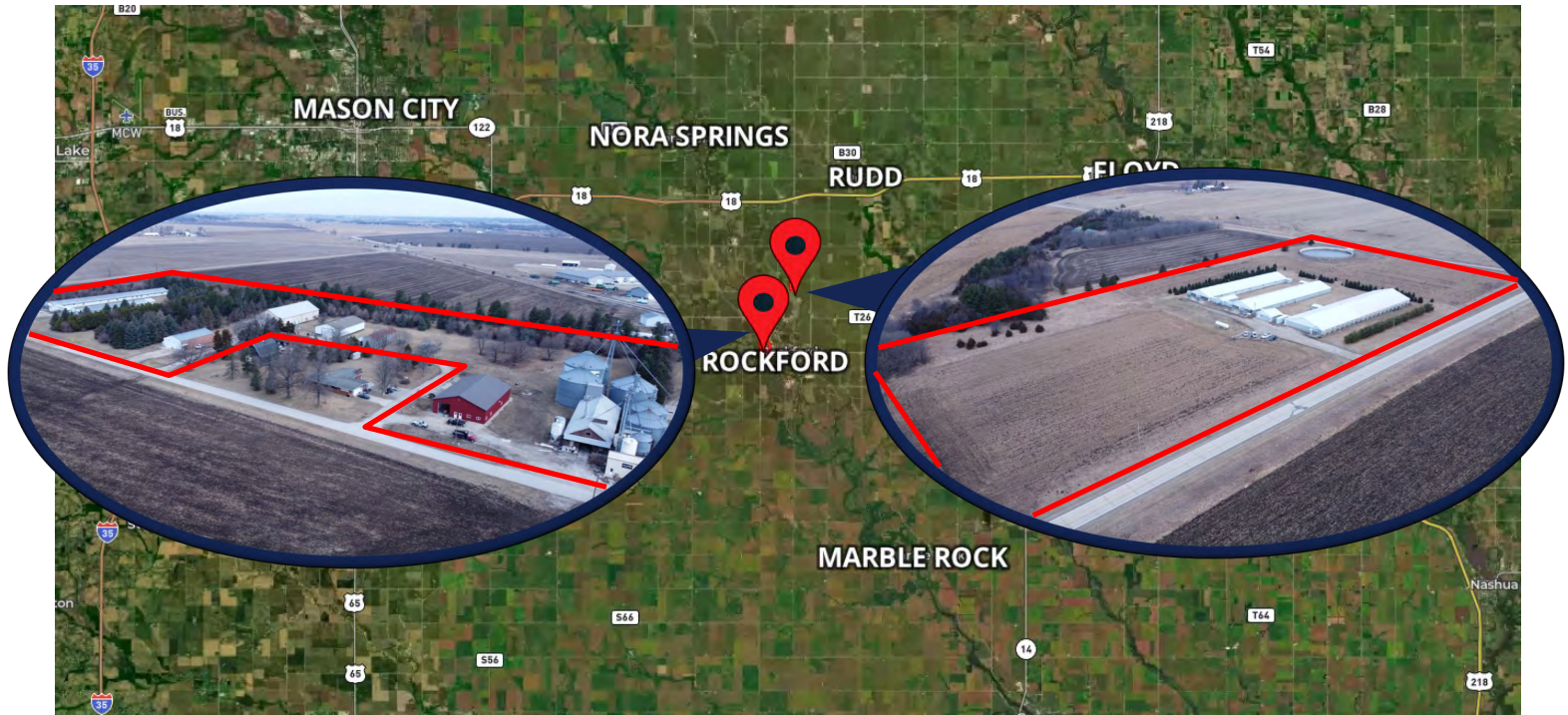
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Headquarters Aerial Map



Site Highlights

- 16 acre M/L Headquarters site that can fulfill multiple needs for a farm or business
- 5,760 sq foot insulated shop building constructed in 2023
- 150,000 bushels of grain storage with full aeration floors, power sweeps, grain legs, two receiving pits and a continuous flow grain dryer. Storage bins interconnected to grain legs for easy load-out
- Feed mill setup connected to grain storage/grain legs
- 4,320 sq foot Morton storage shed with overhead door
- Trailer wash-out building with wet and dry bays



Grain Setup / Feed Facility



East Side of Grain Setup



SE Corner of Grain Facility Looking NW



West Side of Feed Manufacturing Facility



West 48' Storage Bins



30' Storage Bins



Load-Out / Receiving Pit



Indoor Receiving Pit



Insulated Shop South / East Sides



Insulated Shop South / West Sides



Framed Office Area in Insulated Shop



Insulated Shop Overhead Door



Exterior Storage Shed



Interior Storage Shed



Exterior Wash Building



Interior Wash Bay



Exterior Hog Confinement



Exterior Hog Confinement



Key Building Description

Grain/Feed Facility Summary

Building	Size	Unit	Comments
Feed Mill	4,400	Sq Ft	Roller mill, fat tank, facility has not been used in a few years
Wet/Feed Storage	1,200	Bu	Cone Bottom Friesen tank; 12' diameter, 12' sidewalls
Wet/Feed Storage	1,000	Bu	Cone Bottom Friesen tank, 12' diameter, 10' sidewalls
Receiving Legs	2,500 - 3,000	BPH	One 100' leg to dry storage bins, one 45' leg to dryer/wet holding
Receiving Pits	2,500 - 3,000	BPH	Two receiving pits, one to dry storage, one to wet bin/dryer
Transfer Leg	2,500 - 3,000	BPH	Fills 30' storage bins
Transfer Leg	2,500 - 3,000	BPH	Fills two Friesen cone bottom Wet/Feed Storage bins
Wet Storage Bin	3,500	Bu	Cone bottom wet storage bin
Storage Bin	50,000	Bu	48' diameter, Sukup 8" power sweep, 2-10 hp fans
Storage Bin	35,000	Bu	48' diameter, 6" power sweep, 2-10 hp fans
Storage Bin	35,000	Bu	48' diameter, 8' GSI power sweep, 2-3 hp fans
Storage Bin	15,000	Bu	30' diameter, 6" power sweep, 1-3 hp fan
Storage Bin	15,000	Bu	30' diameter, 6" power sweep, 1-3 hp fan
Cont. Flow Dryer	24	Foot	M-C 985 Continuous flow dryer, heat/cool, natural gas (separate meter)

Shop/Storage/Hog Buildings

Building	Size	Unit	Comments
Insulated Shop	5,760	Sq Ft	Insulated and plumbed for in-floor heat, 16' sidewalls, 30' x 30' rough framed for offices, 200 amp electrical service, 3 - 14' wide by 14' high overhead doors, 8 - 3' X 4' windows
Storage Shed	4,320	Sq Ft	54' X 80' Morton storage shed, 15' high X 24' wide overhead door
Trailer Wash Building	2,880	Sq Ft	18' X 70' insulated wet bay; 18' X 70' dry bay
Hog Confinement	7,800	Sq Ft	60' X 130' swine grow/finishing barn; partially slatted, wet/dry feeders
Hog Confinement	6,336	Sq Ft	36' X 176' swine grow/finishing barn; partially slatted, wet/dry feeders, 25 KW generator
Hog Confinement	12,432	Sq Ft	42' X 296' swine grow/finishing barn; partially slatted, wet/dry feeders
Chicken House	1,920	Sq Ft	Two story, 24' X 80' chicken house

1,500 Sow Aerial Map



Site Highlights

- 1500 Sow Breed to Wean built in 1994 & 1998
- BioSecure Entrance with Showers/Office/Laundry/Workroom
- 280 Farrowing Spaces—20 rooms of 14 Farrow Crates
- 1392 Gestation Spaces— 1272 Stalls & 12 Pens
- Nutrient Management plan available for review
- Well Maintained with routine repairs and improvements.
- Well on site for adequate water supply
- 8.73 Tillable Acres; 81.5 Tillable CSR2



1,500 Sow Farm

Site Overview

Building Type:	Farrowing		Breeding - Gestation		
Number:	1		1	2	Boar
Dimensions:	80' x 280' OD		60' x 236' OD	60' x 236' OD	22' x 40' OD
Year Built:	1994	1998	1994	1998	1998
Number of Rooms:	8	12	1	1	1
Room Dimensions:	(8) - 13'6" x 72'6" ID	(12) - 13'6" x 72'6" ID	59' x 235' ID	59' x 235' ID	21' x 39' ID
Pig Spaces:	112	168	696	696	7
Pens per Room:	(14) - 5' x 9' FR Crate	(14) - 5' x 9' FR Crate	(576)-23" x 7' Stall (12) 8'x16' Pens	(696)-23" x 7' Stall	(7) Pens & (1) Collection Pen
Pit Depth:	Scraper	Scraper	Scraper	Scraper	Scraper
Ventilation:	Power	Power	Power Tunnel	Power Tunnel	Power
Ventilation Controller:	TC4-2V2SA	TC4-2V2SA	TC5-1V6SA	TC5-1V6SA	TC4-2V2SA
Emergency System(s):	100KW Auto Start Generator				
Ceiling:	Painted Steel	Painted Steel	Painted Steel	Painted Steel	Painted Steel
Flooring:	TriBar & Coated	TriBar & Coated	Concrete & Slat	Concrete & Slat	Concrete & Slat
Feed System:	Cart to Feeder	Cart to Feeder	Flex to Sow Drop	Flex to Sow Drop	Hand
Feeders:	SS Sow Fdr	SS Sow Fdr	Concrete Trough	Concrete Trough	Floor
Waterers:	HiLo Nipple	HiLo Nipple	Valve to Trough	Valve to Trough	SS Nipple
Load Out:	Attached Enclosed				
Office:	24'x36' Entrance/3 Showers/Office/ Breakroom/2 Bathrooms/Laundry.				
Taxes	\$2,482.00				

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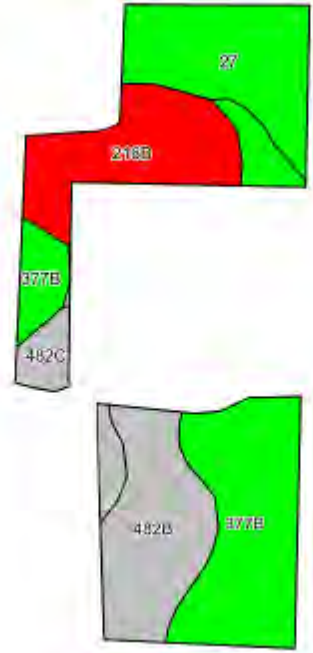
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Sow Farm Tillable Map

Aerial Map



Tillable Soil Map - CSR2



Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	3.04	34.8%		94
482B	Racine loam, 2 to 5 percent slopes	1.78	20.4%		76
27	Terril loam, 0 to 2 percent slopes	1.77	20.3%		95
216B	Ripon silt loam, 20 to 30 inches to limestone, 1 to 5 percent slopes	1.63	18.7%		51
482C	Racine loam, 5 to 9 percent slopes	0.51	5.8%		77
Weighted Average					81.5



1,500 Sow Site



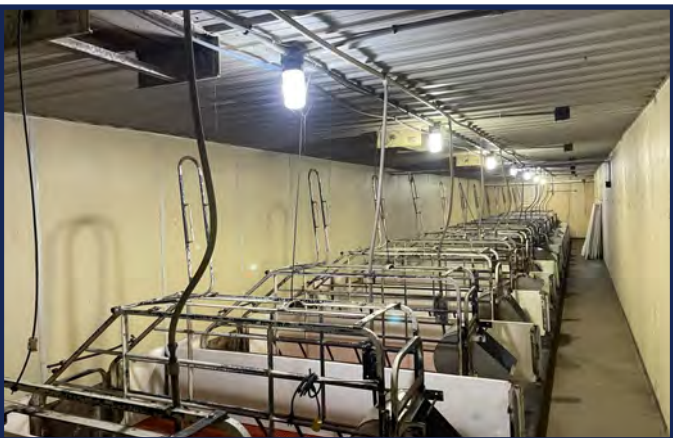
View from Southeast



Entrance & Office



Farrow Building



Interior Room View



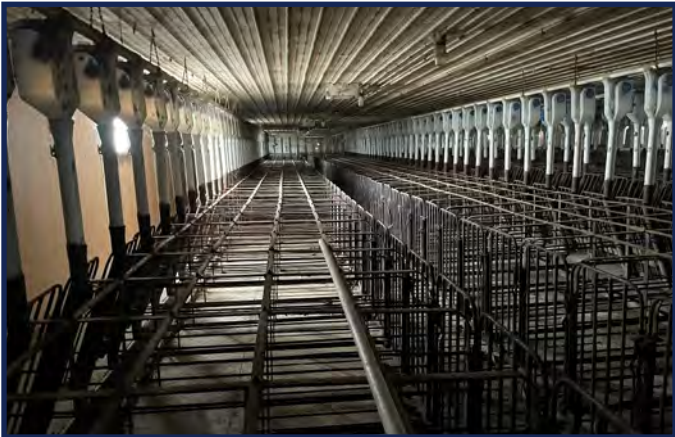
Typical Farrow Crate



Farrow Room Controller



Gestation Buildings



Interior Room View



View of Pens



2nd Room View



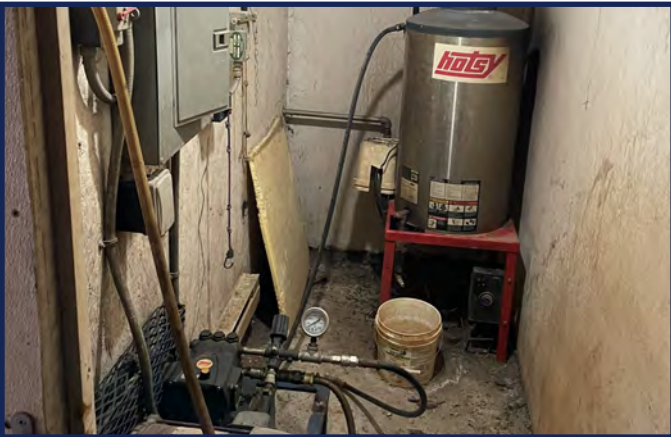
Gestation Room Controller



Gestation Fan End Wall



100KW Site Generator



Power Washer



6000 Gallon LP Tank



Site View from Northwest



Site View from Southwest