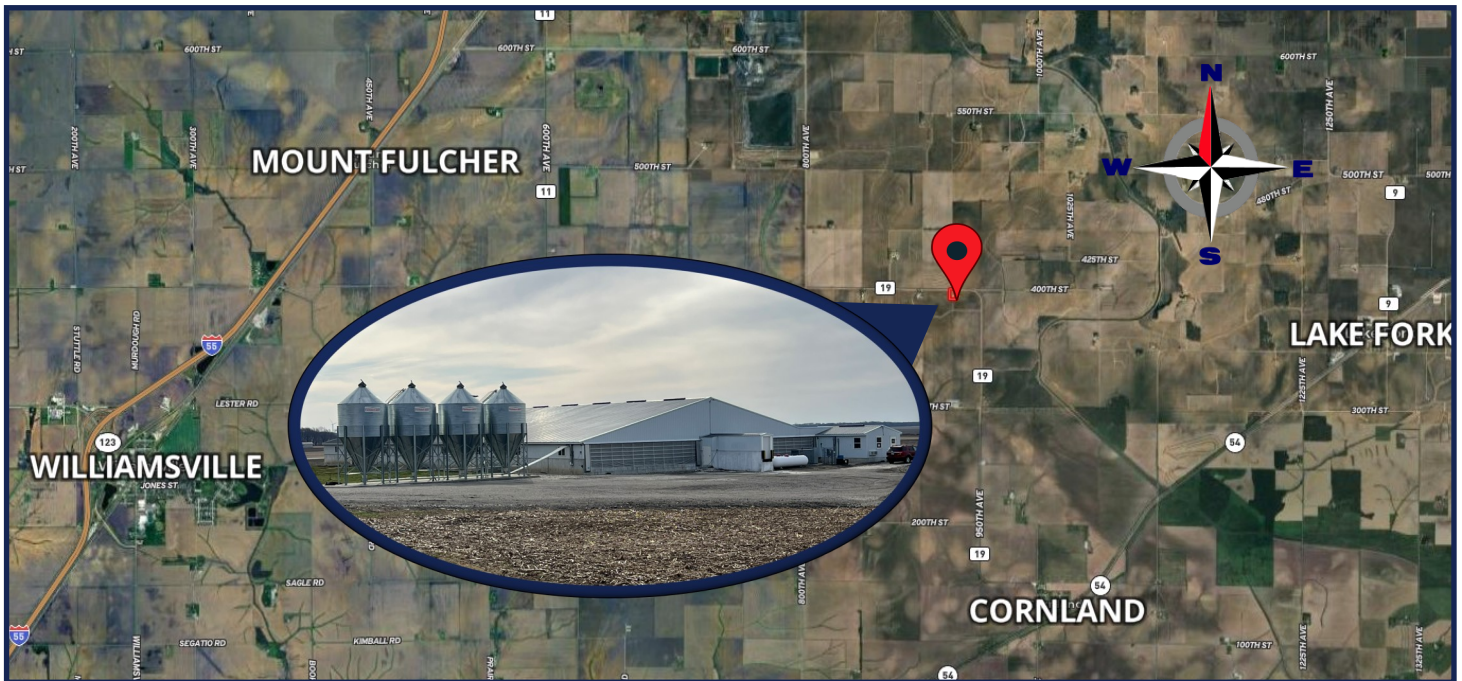




Available for Bid
Bids Due
May 7th at 1 PM
Bid Process Outlined on Page 2

Logan County, Illinois

2,480 Head
Wean to Finish Site
3.01 Acres M/L



Property Highlights

- State of the art wean to finish hog facility in great condition located in Logan Co.
- Two room design built in **2021** with outer dimensions 101' x 192'
- Power Tunnel ventilated, larger pen design with pre-sort capabilities, tube heaters and wet/dry feeders
- High quality site with office, laundry, permanent loading chute, Maximus controller, four 24 ton feed bins, and ideally sized at 2,480 pig spaces
- Dual well water supply with additional power capacity to double the site
- **Contract grower agreement has approximately 8.5 years remaining with major pig producer. Subject to assignment approval. Call agent for details**



DEAN SCHOTT

Real Estate Agent

Licensed In IA, IL, MN, MO & NE

☎ 319-631-0050

✉ dean@growthland.com

5475 Dyer Ave, Suite 141, Marion IA 52302
Office: (319) 377-1143

www.growthland.com



2,480 Head Wean to Finish Site 3.01 Acres M/L Logan Co. IL

Bid Process

- Prospects will submit a Round 1 bid **by May 7th, 2025 at 1 PM. Ask agent for bid form.**
- Accepting property "as-is", "where-is"

Seller Options :

- Accept one offer
- Determine to negotiate with one offer
- Ask multiple bidders to provide a highest and final Round 2 offer by **May 8th, 2025 at 10 AM**
- Reject all offers and retain ownership



Target Showing Dates

Thursday, April 17th & Thursday, May 1st

MUST Call Dean Schott - (319) 631-0050 to schedule a time

- 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.



Aerial Map



*Exact boundaries pending survey

Site Upgrades

- Two room design built in **2021** interior room dimensions 50' x 192' ID
- Maximus Controller with BarnTalk alarm system
- Biosecure entrance with shower and laundry area and permanent loading chute
- Four 24 ton tandem bins
- 50 KW Stationary LP Generator with automatic transfer switch
- **Dual well water supply with additional power capacity to double the site!!**



2,480 Head Wean to Finish Site 3.01 Acres M/L Logan Co. IL

Site Overview		
Building Type:	2480 Wean to Finish	
Year Built:	2021	
Size:	101' x 193' OD	
Pig Spaces:	1,240	1,240
Number of Rooms:	2	2
Interior Room Dimensions:	50' x 192' ID	50' x 192' ID
Pens per Room:	(18) 10'6" x 47'5"	(17) 10'6" x 47' 5" (1) 8.1 x 47' 5"
Office/WR:	17' x 25' Office, Shower, Restroom, Washer and Dryer	
Pit Depth:	8' Deep	8' Deep
Ventilation:	Power - Tunnel	Power - Tunnel
Ventilation Controller:	Maximus	Maximus
Emergency System(s):	LP Auto Transfer Generator / BarnTalk	
Ceiling:	Corrugated Plastic Ceiling	Corrugated Plastic Ceiling
Flooring:	Concrete Slats	Concrete Slats
Feed System:	Flex Flow 300/Tandem	Flex Flow 300/Tandem
Feeders:	(9) 58" W/D (10) Farmweld Feeders	(11) 58" W/D (12) Farmweld Feeders
Waterers:	(36) SS Cup Waterers	(36) SS Cup Waterers
Load Out:	Dock Height Enclosed 56" x 16'	
Taxes:	\$13,210.58*	

*Property taxes will be adjusted due to pending survey



Northwest View



Northeast View



Southeast View



Feed Bins



Loadout/Office Entry



Covered Compost



Room View



Room View



Ceiling Tube Heater



Pen Design



Tunnel Fan End



Tunnel Curtain End



W/D Feeder



Interior Loadout



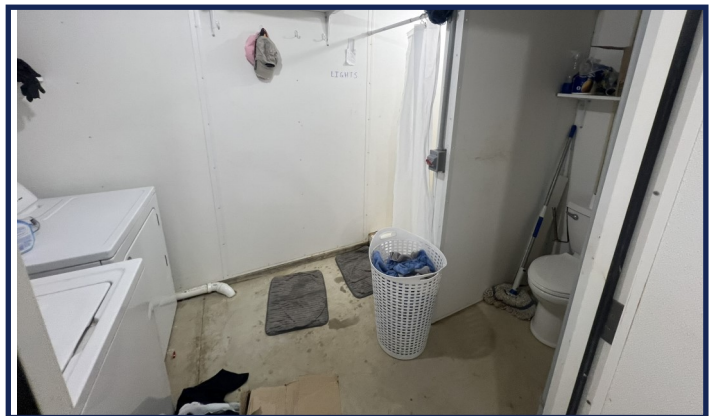
Controller



Alarm



Medicator Room



Shower/Laundry