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**GROWTHLAND
Realty & Appraisal**

**Absolute, No-Reserve Auction
Harrison County
116 Acres M/L
20,080 Pig Spaces**

Wednesday, August 11, 2021, 10 AM
The Crew Center
601 Snyder Rd
Woodbine, IA 51579



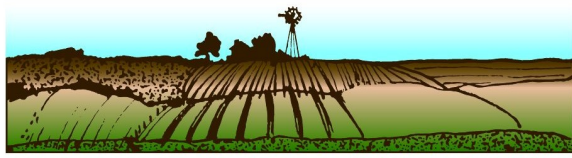
Property Overview

- 116 Acres More or Less; 47.21 Tillable Acres M/L per Farm Service Agency (CSR2 of 49.0) & on-farm grain storage
- Twenty 1,004 pig space finishers for a total of 20,080 Pig Spaces.
- Upgrades to finishers that occurred from 2015—2017: Gating, Feeders, & Water Cups
- Site has manure easements in place, Seller represents in compliance with DNR regulations, and standard procedure for manure transfer and lagoon management.
- **Review with a pig producer the optimum number of spaces they would utilize.**

Sale Method:	This property will be offered at public auction. Bidding available in person and online. Bidding will occur in a lump sum price (total dollars). • <u>This is an absolute action. There is no reserve price.</u>
Description:	This is a 20,080 pig space finishing site on 116 acres m/l in Harrison County. Located in Section 25 of Allen Township.
Viewings:	Two open house dates: Tuesday, August 3rd from 10 AM to 2 PM & Tuesday, August 10th from 10 AM to 2 PM. Other showings by appointment only.
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.
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:	Agri-Management Services and their associates are Agents of the Seller.
Auctioneer:	John Airy

Agri-Management Services	Appraisals	Farm Management	Real Estate Sales
5475 Dyer Avenue, Suite 141 Marion, IA 52302 319-377-1143 www.agri-management.com	Dale Kenne Licensed in IA dale@agri-management.com 515-368-1313		

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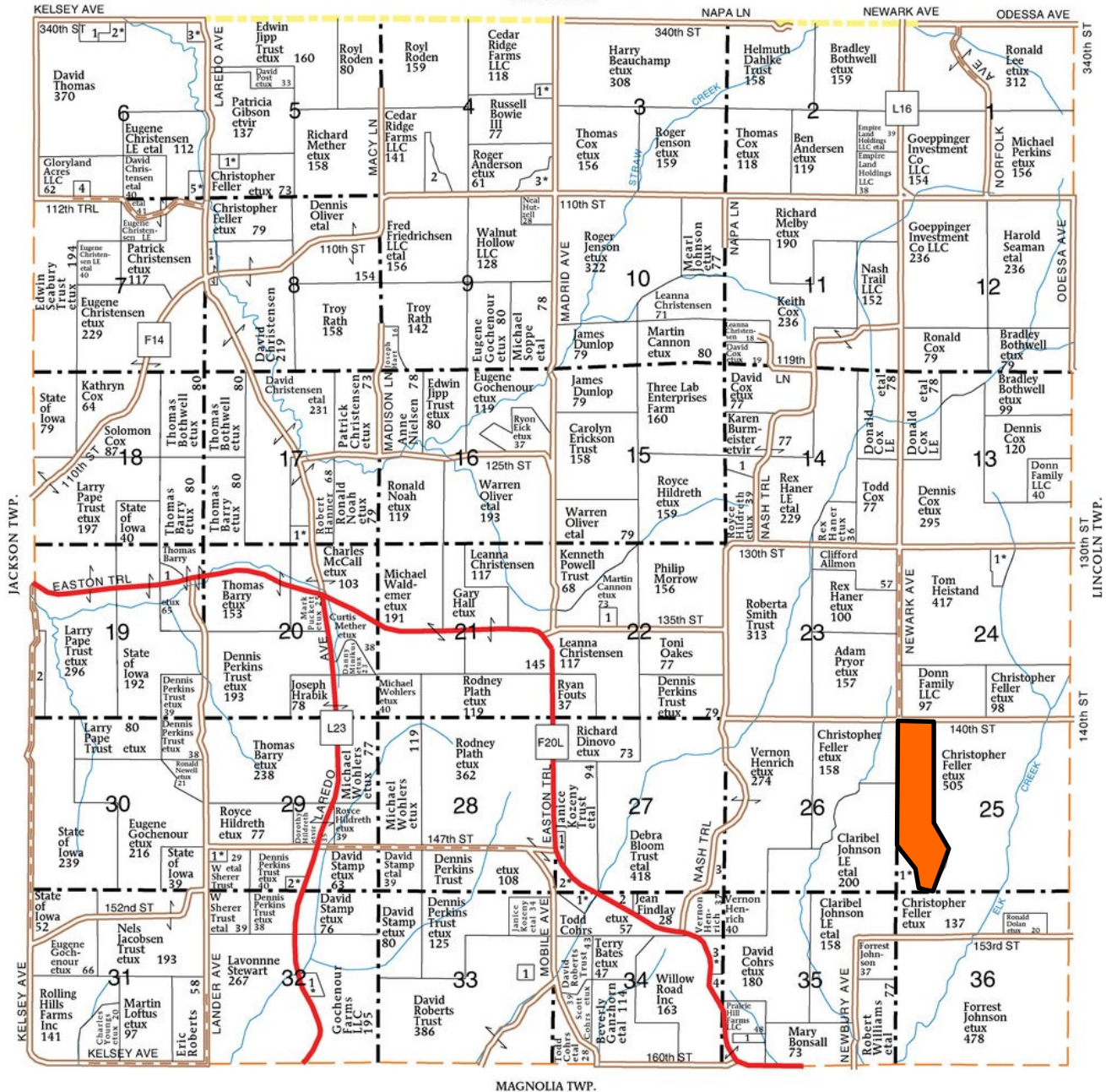
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T-81-N

ALLEN PLAT

R-43-W

(Landowners)
MONONA CO.



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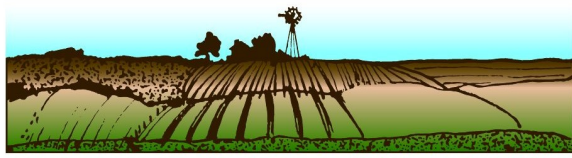
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Overview

- This site has two—10 building pods located on 116 Acres m/l.
- Buildings have been well maintained and interior upgrades completed over the last five years.
- Upgrades include gating, SS wet-dry feeders and SS water cups.
- Presort area designed in penning layout.
- Buildings flush to lined 9.5 acre lagoon with pipelines to surrounding land in transferable manure easement acres.
- **Operates as a 20,080 head site or operate at a smaller capacity to best fit your needs!**

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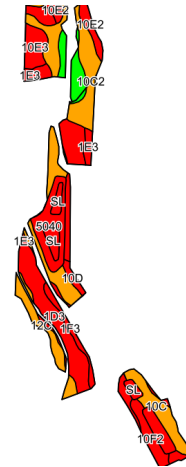
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Soil Maps

Cropland Aerial Map

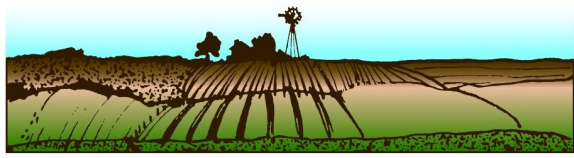


Cropland Soil Map CSR2



Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
10C	Monona silt loam, 5 to 9 percent slopes	6.96	14.7%		89
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	6.60	14.0%		86
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	6.28	13.3%		32
10F2	Monona silt loam, 20 to 30 percent slopes, eroded	6.21	13.2%		24
5040	Udorthents, loamy	3.64	7.7%		5
SL	Sewage lagoon	3.48	7.4%		0
12C	Napier silt loam, 5 to 9 percent slopes	2.86	6.1%		89
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	2.63	5.6%		8
10B	Monona silt loam, 2 to 5 percent slopes	2.40	5.1%		95
10E3	Monona silt loam, 14 to 20 percent slopes, severely eroded	2.09	4.4%		38
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	1.77	3.7%		45
10D	Monona silt loam, 9 to 14 percent slopes	1.16	2.5%		63
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	1.13	2.4%		18
Weighted Average					49.0

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Underground Manure Pipeline



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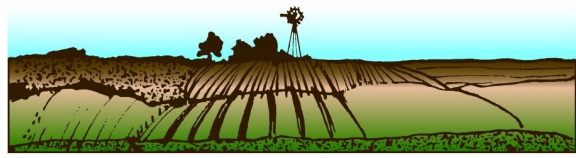


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Facilities Overview

	North Pod - 10 Buildings	South Pod - 10 Buildings
Building Type:	Grow - Finish	Grow - Finish
Year Built:	1994	1994
Pig Spaces:	10,040	10,040
Interior Room Dimensions:	40' x 200'	40' x 200'
Number of Rooms:	1 per building	1 per building
Pens per Room:	(9) 18'9" x 39' w/presort (4) 9'9" x 18'9"	(2) 18'11"x41', (5) 18'11" x38', (1) 18'11" x35' w/presort - (1) 9'x18'11"
Pit Depth:	Flush to Lagoon	Flush to Lagoon
Ventilation:	Power Natural	Power Natural
Ventilation Controller:	Di Cam	Di Cam
Emergency System:	Di Cam	Di Cam
Ceiling:	Mill Finish Aluminum	Mill Finish Aluminum
Flooring:	Concrete Gang Slat	Concrete Gang Slat
Feed System:	Model 75/300 Flex	Model 75/300 Flex
Feeders:	SS Omara WD Paddle	SS Omara WD Paddle
Waterers:	SS Cups	SS Cup
Load Out:	Portable	Portable
Office:	Detached w/Shower	Detached w/shower
Taxes:	\$21,458	

Site Upgrades from 2015—2017: Gating, Feeders, and Water Cups. All are in good condition.



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Photos



Property View from Entrance



View from North



Grain Storage



View from North of South Buildings



View from South of North Buildings



Field View

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Photos



North Building Pod



Interior Room View



Building Curtain Machine



Interior End Wall

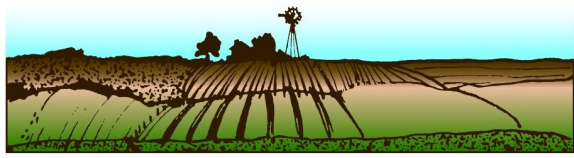


Incoming Feed Lines to Feeder Line



Building Air Inlets

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South Building Pod



Exterior Curtain View



Building Pen View



Building Feeder and SS Cup



Room View



Building Flush Tank

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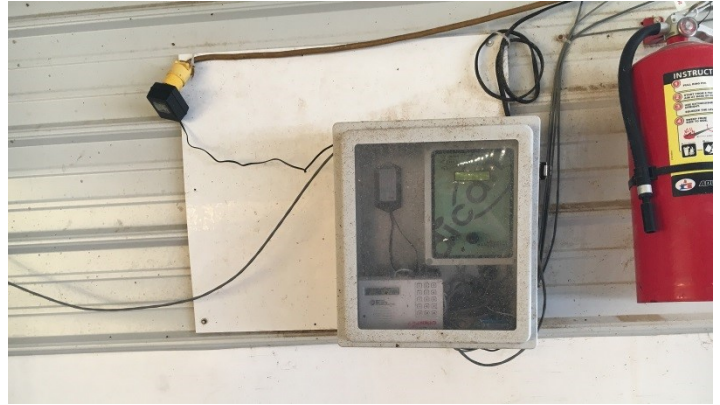


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Photos



DiCam Room Controller



Pod Alarm System



Site Office & Shower



Office Interior



Pod Electrical Building



Lined Lagoon

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Notes