



**AGRI • MANAGEMENT  
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**GROWTHLAND  
Realty & Appraisal**

**\$900,000 plus pig inventory  
1,500 Sow Farm (\$600/sow)  
Davis County, IA**

**Sow Unit  
For Sale**



**Sow Unit Overview**

Permitted Capacity	1,500
Gestation Spaces	1,333
Farrowing Spaces	234
Four Year Average Pigs Weaned / Mated Female	27.1

**Five to six** year payoff from list price based on actual costs and industry standard lease rates

Agri-Management Services & Affiliate's is offering a 1,500 permitted sow unit for sale in Davis County, Iowa. The unit is approximately ten miles east of Bloomfield with access via a private lane. Site originally built in 1998 with one farrowing room added in 1999. A wean-hold nursery was added in 2011. Other highlights:

- Room for expansion, pending further diligence
- Long-tenured manager; capable of converting to batch system
- Recent Updates: Part of exterior walls & soffit, one-third of farrowing crate frames, farrowing feeders, gestation feed lines and drop feeders, and gestation ventilation controller.
- Site has original owners: List price is for sale of entire unit. Two of the owners (40%) willing to retain ownership or entertain wean pig contracts if desired. The other owner (60%) is an outright sale and has downstream wean-to-finish space available if desired by buyer.
- Genetics: Maternal = Fast; Terminal = DNA
- Site is on rural water

Historical costs and pig performance information available upon signed confidentiality agreement. Showings by advanced appointment only.

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Overview			
<b>Building Type:</b>	Farrowing	Gestation	Isolation
<b>Year Built:</b>	1998/1999	1998	1998
<b>Dimensions:</b>	76' x 180'	76' x 332'	32' x 48'
<b>Number of Rooms:</b>	9	1	1
<b>Pig Spaces:</b>	234	1,209 Stalls; 124 pen spaces; 1,333 total	~ 100 Mature Females
<b>Pens per Room:</b>	26 / Room - 5' x 7'	1,209: 2' x 7' Stalls 16 small pens; 5 large pens	9 Pens - 10-11 Head / Pen
<b>Pit Depth:</b>	Shallow Pit - Pull Plug	10 ft Pit	8 ft Pit
<b>Ventilation:</b>	Power w/ Cool Cells - Cross Vent & Tube Ceiling Inlets	Power - Tunnel with Cool Cells	Power Natural
<b>Ventilation Controller:</b>	Aerotech 2.4 / TC5	Expert Series 2	Aerotech 2.4
<b>Ceiling:</b>	Metal	Metal	Metal
<b>Flooring:</b>	1-8: Coated Metal Piglets & Metal Sows 9: Plastic Piglets & Cast Sows	Slats	Slats
<b>Feed System:</b>	Cablevey to Sow Drop	PVC Flex to Sow Drop	PVC Flex to Feeder
<b>Feeders:</b>	SS Sow Feeder	SS Trough	SS Dry Feeder
<b>Waterers:</b>	Hi Lo Nipples	SS Trough	1 Nipple Waterer/Pen
<b>Emergency System(s):</b>	Standby Generator, Curtain Drops, & Alarm Systems		
<b>Load Out:</b>	Farrowing / Gestation: One Via Connecting Hallway Isolation: Portable Chute		
<b>Office:</b>	Office, breakroom, two bathrooms, mechanical room, Washer/Dryer, Three Showers		
<b>Other:</b>	Includes a 400 head wean-hold nursery and a 24' x 32' Machine Shed		

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**Photos**



**Office & Farrowing**



**Gestation**



**Load-out & Wean-hold Nursery**



**Isolation**



**Machine Shed**



**LP Tank**

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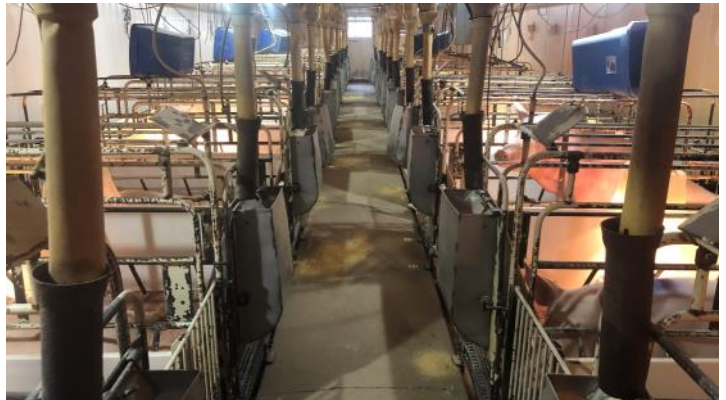


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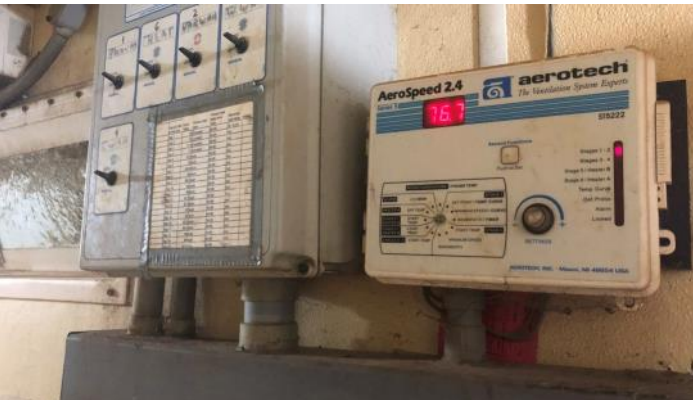
**Photos**



**Typical Farrowing Crate**



**Interior of Farrowing Room**



**Farrowing Ventilation Controller**



**Cablevey Automated Feed System**



**Farrowing Hallway with Cool Cells**



**Interior of Wean-hold Nursery**

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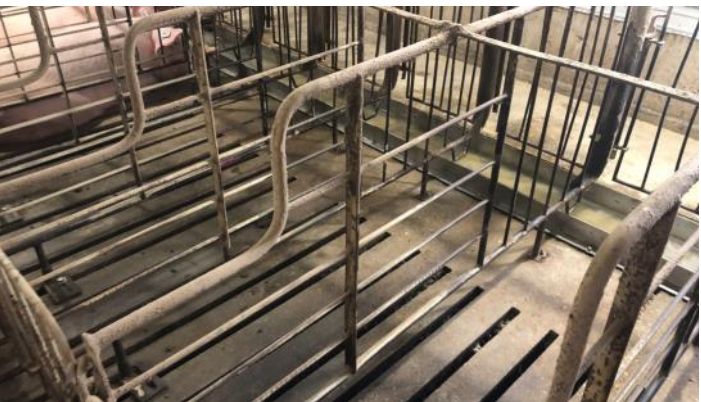
**Photos**



**Interior of Gestation**



**Typical Stalls & Newer Feed System**



**Stall & Stainless Steel Trough**



**Gestation Pens**



**Standby Generator**



**Interior of Isolation**

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## Notes