



# 2410 W/F NORTH

2808 200 AVE, TITONKA IA 50522

Excellent livestock investment opportunity situated on 4.65 acres and featuring 2,410 wean-to-finish spaces in two 1,205-head rooms. This well-equipped facility offers an efficient setup with strong biosecurity and highly sought after tunnel ventilated design. This facility offers an attractive opportunity for a producer or investor looking for an established hog operation with a current lease in place for the next three years. The combination of tunnel ventilation, backup power, biosecurity features, and solid side walls makes this a well-equipped livestock facility.

## FEATURES

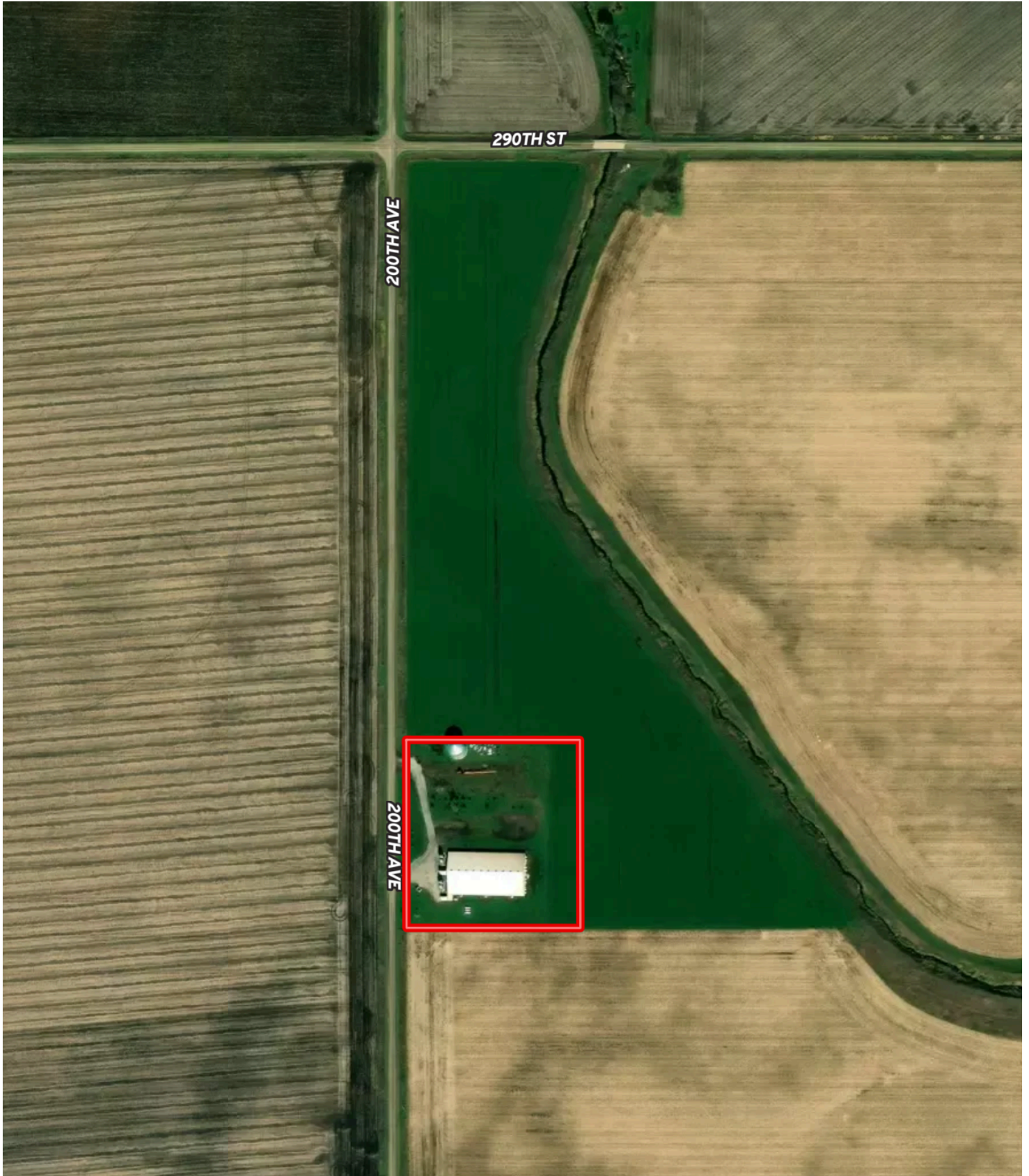
- 2410 Wean to Finish Spaces
- Two 1205 Head Rooms
- Bio-Secure
- Tunnel Ventilation
- Stand Alone Generator
- Solid Side Walls

## PRICE

- For Sale - \$725,000
- 3 Years Left on Current Lease



## PROPERTY MAP





## PROPERTY PHOTOS



## SITE OVERVIEW

| DETAILS                 |
|-------------------------|
| Number of Buildings     |
| Building Type           |
| Size                    |
| Pig Spaces              |
| Number of Rooms         |
| Year Built              |
| Office                  |
| Pit Depth               |
| Ventilation Controller  |
| Emergency System(s)     |
| Flooring                |
| Feed System             |
| Feeders                 |
| Load Out                |
| Water                   |
| Ventilation             |
| Rendering               |
| Wean Pig Mats/ Brooders |

|                |
|----------------|
| 1              |
| Wean to Finish |
| 102' x 192'    |
| 2410           |
| 2              |
| 2007           |
| Attached       |
| 8              |
| Expert         |
| AgriAlert      |
| Concrete Slats |
| Flex           |
| Dry            |
| Permanent      |
| Swing          |
| Tunnel         |
| Darling        |
| Yes            |


**LANDON SCHRAGE**
*Land/Agriculture Real Estate*
 319-939-8360

 landon@wbrealty.com

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## SITE UPDATES

| DETAILS                                     |
|---------------------------------------------|
| New Tunnel Curtains / Hardware              |
| New Pump Out Lids and Fans                  |
| New Side Walls to Replace Existing Curtains |
| New Slat Patch around Feeders               |
| New Soffits on North / South Side           |
| New Tunnel Fans                             |
| New Framing and Steel around Tunnel Fans    |
| New Doors                                   |
| New Gating                                  |
| New SS 40" SDI Dry Feeders                  |
| New Ceiling Inlets and Actuation System     |
| New SS Swinging Waters                      |
| New Windows Along the North / South Side    |
| New Brooders                                |
| New LP Gas Lines Installed Inside           |
| New Permanent Load Out                      |
| New 7' x 16' Office Addition                |



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