FOR SALE



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.

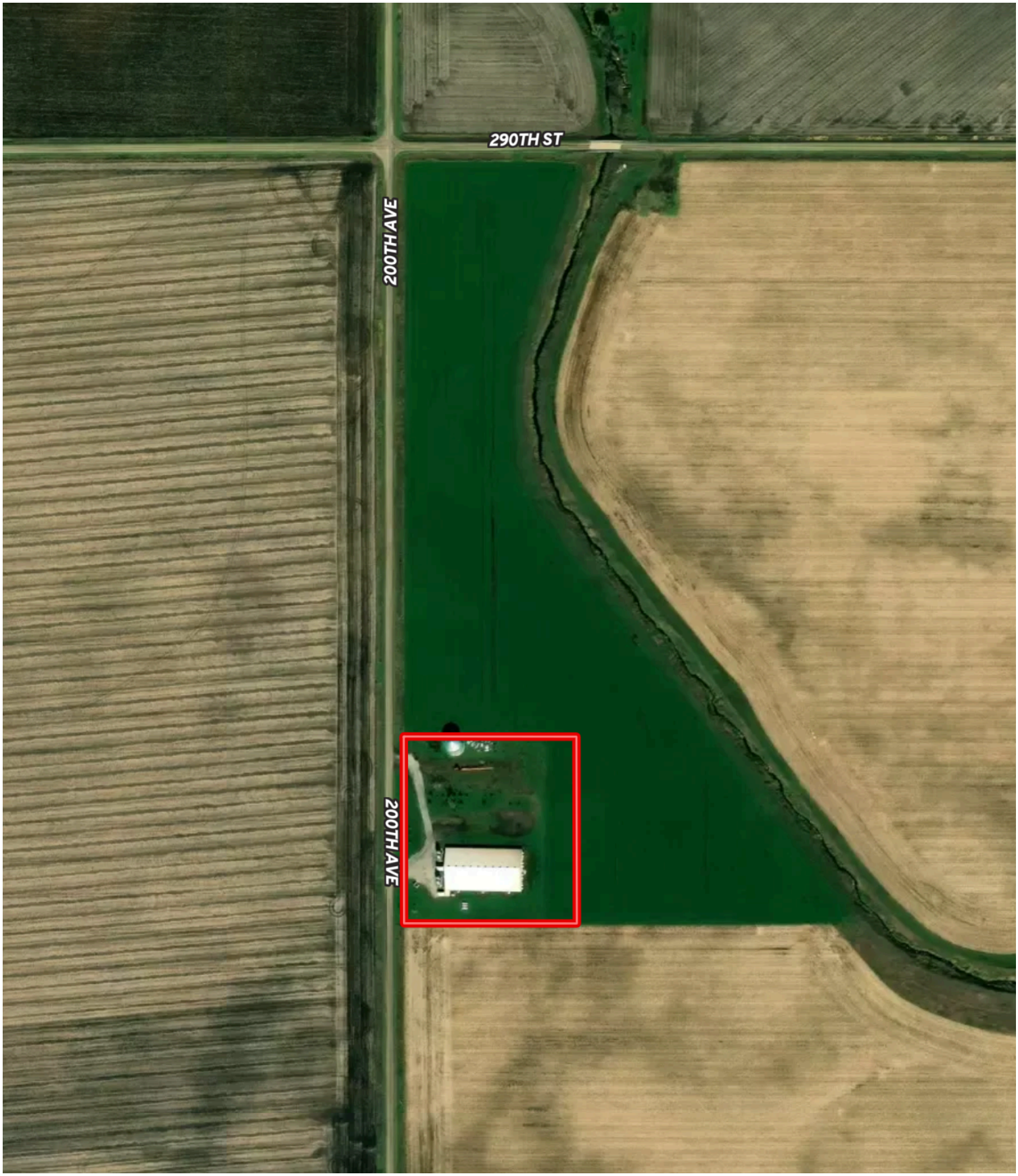
FEATURES

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

PRICE

- $725,000
- 3 Years Left on Current Lease

PROPERTY MAP



PROPERTY PHOTOS













SITE OVERVIEW

DETAILS	
Number of Buildings	1
Building Type	Wean to Finish
Size	102' x 192'
Pig Spaces	2410
Number of Rooms	2
Year Built	2007
Office	Attached
Pit Depth	8
Ventilation Controller	Expert
Emergency System(s)	AgriAlert
Flooring	Concrete Slats
Feed System	Flex
Feeders	Dry
Load Out	Permanent
Water	Swing
Ventilation	Tunnel
Rendering	Darling
Wean Pig Mats/ Brooders	Yes



LANDON SCHRAGE
Land/Agriculture Real Estate
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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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