



Mark Uhlik, Broker—(785) 325-2740

Growthland

Ben Isaacson, Agent—(319) 350-6084

Washington County KS. - Available for Bid

6,200 Finishing spaces

2,000 Nursery spaces

Bids due by September 18th

Minimum bid of \$1,350,000

2007 3 Bedroom 2 Bath Ranch Home

6,600 Sq. FT. shop and office

Other farm buildings

Lagoon & Pits



Nursery & Finisher

Finishers, Compost, Home, Shop, Storage

Finisher

Addresses: 2475 15th RD & 2547 15th RD & 2581 15th RD Barnes, KS. 66933

Location: From Greenleaf KS Go north 4 miles to 15th RD. Turn right (east) Go 2 & 1/2 miles east to Nursery and Finisher on North side of the road. Continue along 15th RD to other facilities approximately 1/2 mile.

Manure: agreements in place. KS Permit # A-BBWS-H012 Fed Permit # KS0100692

Brokers Notes: Swine facilities available for lease or utilize for own swine operation. An area pig producer has expressed interest in leasing the facilities to a qualified buyer. Producer will require new gating and feeders. Pig producer will pay for labor and utilities, which limits the exposure to inflationary costs for the swine facility owner. Ask agent for more information regarding lease offering.

Bidding Instructions:

- 1) All offers must be received by September 18th at 5:00 P.M. at 325 C. ST. Washington KS
- 2) Cash offers, no contingencies. **Minimum bid requirement of \$1,350,000**
- 3) Accept property "as-is", "where-is"
- 4) Possession subject to tenants rights
- 5) All offers must be submitted on the Midwest Land and Home Sealed Bid Form.
- 6) Seller reserves the right to reject any and all bids.

Bid forms are available at the office of Midwest Land and Home or on our website.

Showing Dates By Appointment Only: Targeted showing dates: Thursday, August 31st and Thursday, September 14th

For more information or to view this property, contact Broker Mark Uhlik, 785-747-8568.

Terms: Ten percent of the purchase price required from successful bidder. 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. Target closing date 30 days after signing of purchase agreement

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: Midwest Land & Home and their Associates are Agents of the Seller

Drawings are close but not deemed accurate. Information has come from reliable sources but cannot be guaranteed.

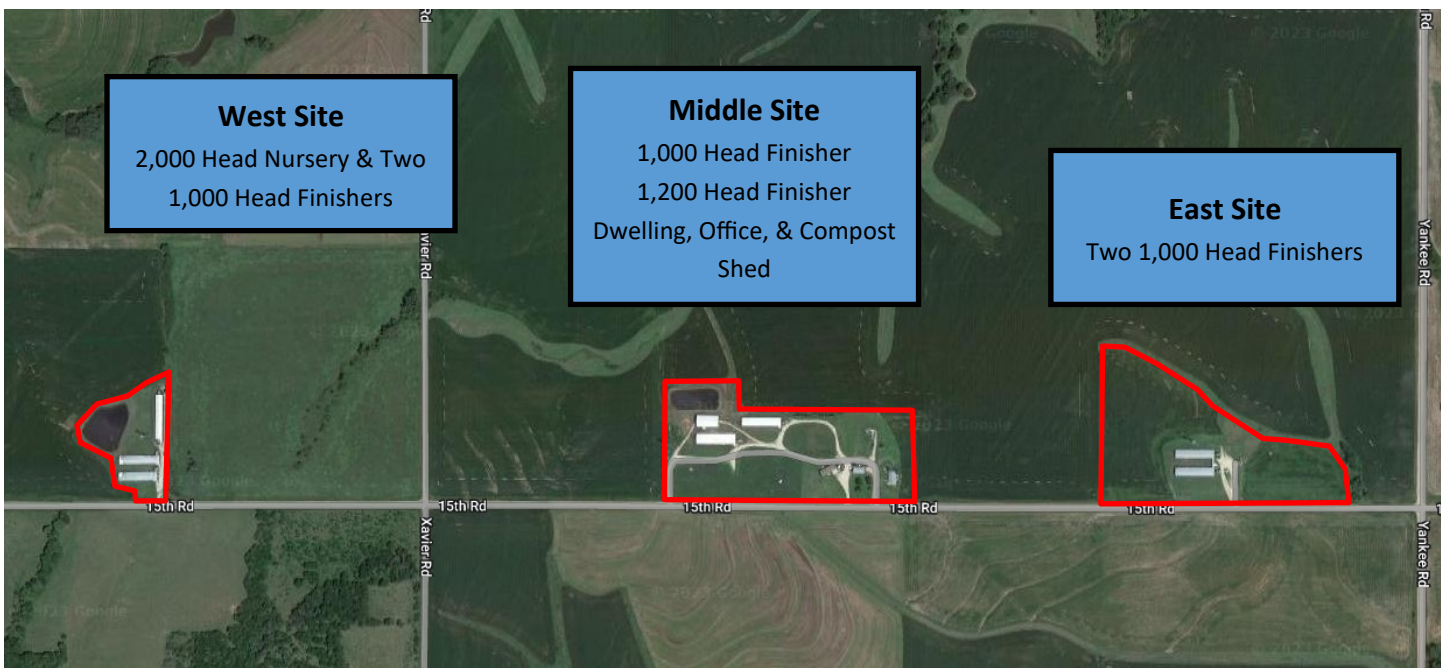
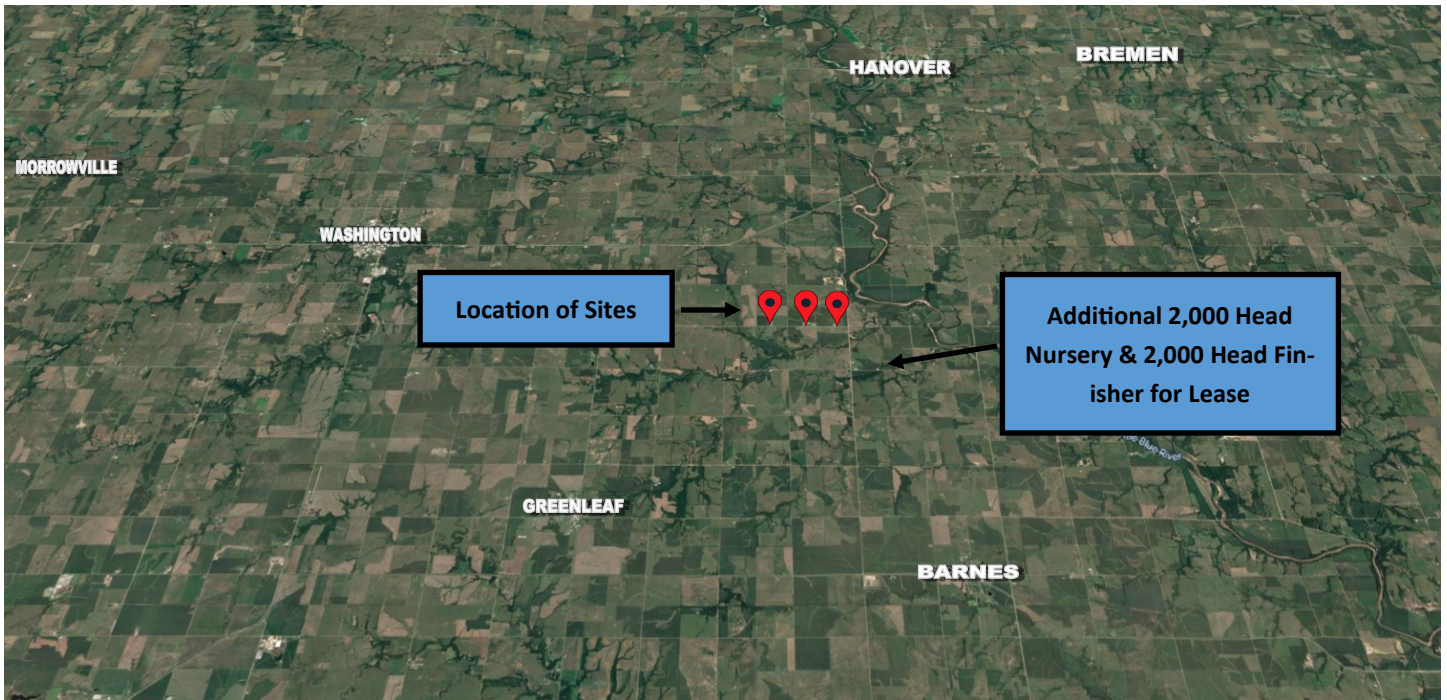


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Maps



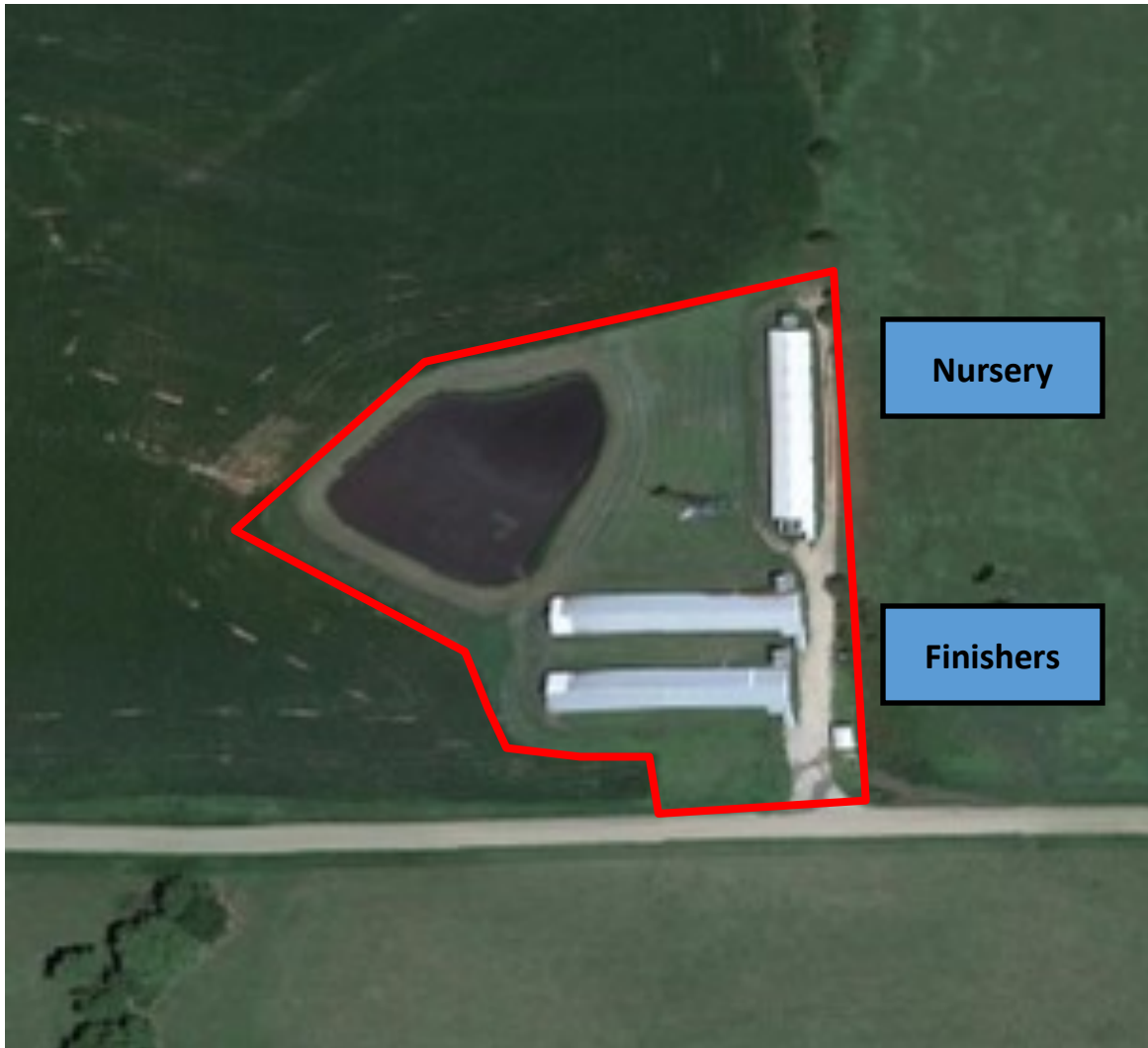


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East Building Site Aerial





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Site Overview

West Site			
Building Type:	Feeder to Finish		
Year Built:	1996		
Size:	42' x 195'	42' x 210'	26' x 226'
Pig Spaces:	1,000	1,200	2000
Number of Rooms:	1	1	2
Interior Room Di-	41' x 194'	41' x 209'	25' x 225'
Pens per Room:	Autosort Design with Combination of Small Pens & Large Pens		
Pit Depth:	Shallow Pit to Lagoon		
Ventilation:	Tunnel		
Ventilation Con-	EXPERT - VT 110	EXPERT - VT 110	TC-5
Emergency System (s):	Standby Generator/AgriAlert/Powerdrop		
Ceiling:	Aluminum		
Flooring:	Concrete Gang		
Feed System:	Model 75/300 Flex TO TT		
Feeders:	Stainless Steel Dry & Wet-Dry Tube		
Waterers:	Stainless Steel Cups in Autosort System		
Load Out:	Attached Dock Loadout		
Office/WR:	Attached Office/Workroom		



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West Site Photos



View of Site from the West



View of Site from the North



Interior of Nursery



Interior of Nursery



Interior of Finisher



Sort Scale in Finisher

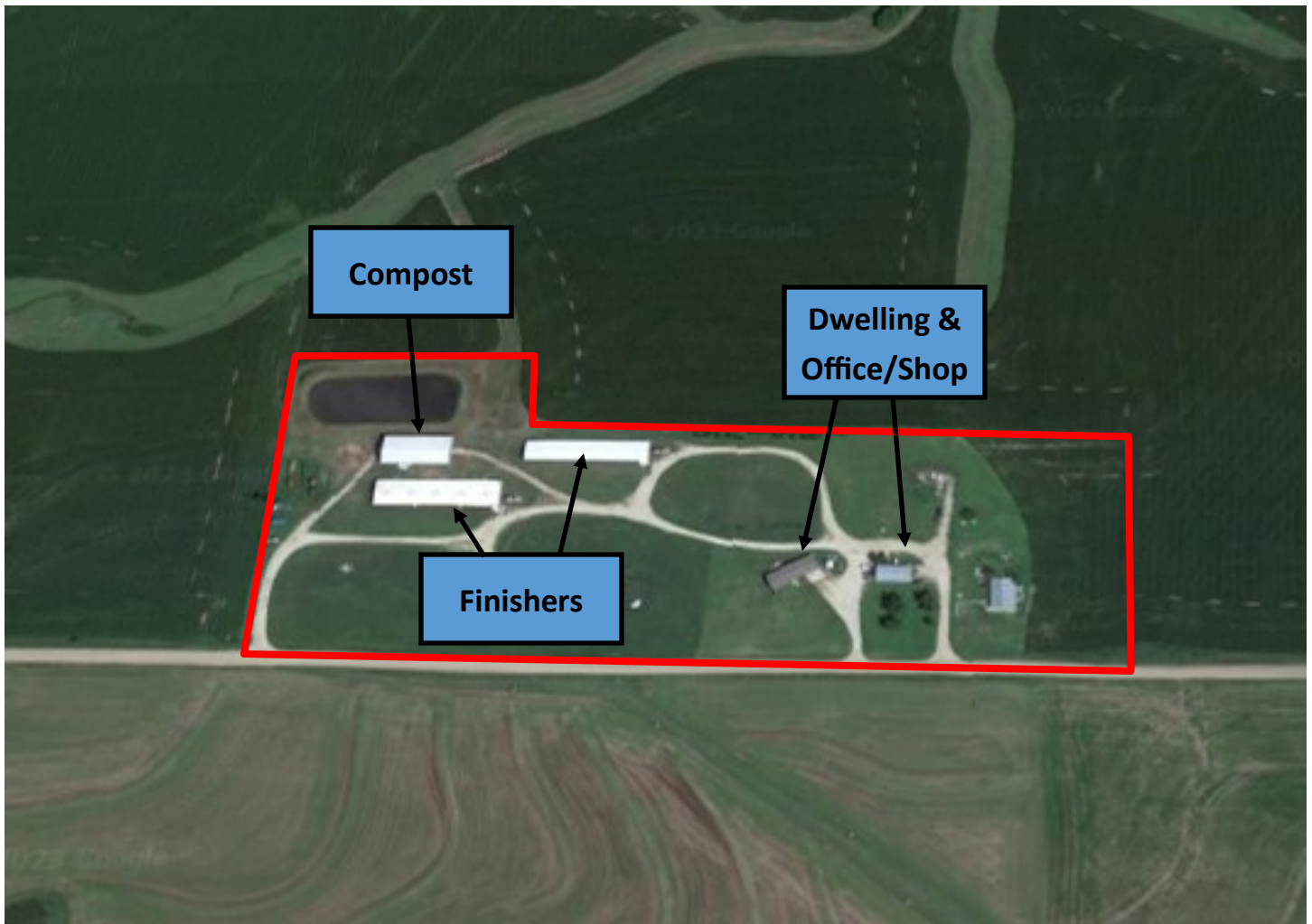


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Middle Site Aerial





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Site Overview

Middle Site		
Building Type:	Feeder to Finish	
Year Built:	2002	2009
Size:	42' x 204'	51' x 200'
Pig Spaces:	1,000	1,200
Number of Rooms:	1	1
Interior Room Dimensions:	41' x 203'	50' x 199'
Pens per Room:	Autosort Design with Combination of Small Pens & Large Pens	
Pit Depth:	4' Pit to Lagoon	
Ventilation:	Tunnel	
Ventilation Controller:	EXPERT - VT 110	EXPERT - VT 110
Emergency System(s):	Standby Generator/BarnTalk/Powerdrop	
Ceiling:	Aluminum	
Flooring:	Concrete Gang	
Feed System:	Model 75/300 Flex TO TT	
Feeders:	Stainless Steel Dry	
Waterers:	Stainless Steel Cups in Autosort System	
Load Out:	Attached Dock Loadout	
Office/WR:	Attached Office/Workroom	



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Middle Site Photos



View of Site from West



View of Finishers & Compost Shed



View of Site from East



Interior of Finisher Built in 2002



Interior of Finisher Built in 2002



Ventilation Controller & Alarm System



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Middle Site Photos



Interior of Finisher Built in 2009



Interior of Finisher Built in 2009



Kitchen & Dining



Master Bedroom



Living Room



Interior of Shop



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East Site Aerial





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Site Overview

East Site		
Building Type:	Feeder to Finish	
Year Built:	2005	
Size:	41' x 200'	41' x 200'
Pig Spaces:	1,000	1,000
Number of Rooms:	1	1
Interior Room Dimensions:	40' x 199'	40' x 199'
Pens per Room:	Autosort Design with Combination of Small Pens & Large Pens	
Pit Depth:	4' Pit	
Ventilation:	Tunnel	
Ventilation Controller:	EXPERT - VT 110	EXPERT - VT 110
Emergency System(s):	Manual PTO Gen Switch/AGRI Alert/Powerdrop	
Ceiling:	White Steel	
Flooring:	Concrete Gang	
Feed System:	Model 75/300 Flex TO TT	
Feeders:	Combination of Wet-Dry Tube and Stainless Steel Dry in Food Court Design for Autosort System	
Waterers:	Stainless Steel Cups in Autosort System	
Load Out:	Attached Dock Loadout	
Office/WR:	Center Office/Workroom/Loadout	



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East Site Photos



View of Site from the Southeast



View of Site from the Southwest



Interior of Finishers



Interior of Finishers



Inlet Design



Sort Scale