



AMERICAN LEGACY

LAND CO

FOR SALE

TURN-KEY HOG FACILITY

Clay County, SD

7+/- Acres

OFFERED AT:
\$832,000

ABOUT THIS PROPERTY:

Take advantage of this rare opportunity to purchase an existing hog facility! This 2,400-head hog barn has had recent updates including new metal roof, siding, ceilings, insulation, and electrical. It's equipped with modern features prioritizing efficiency, hygiene, and animal welfare. This property is off of oil road 373 and located just 2 ½ miles west of Wakonda, SD. The +/- 7-acre lot is laid out so a second facility can be built next to it, expanding the operation. It has two wells and was previously zoned in accordance for two facilities. This barn has great ROI potential as it currently has a swine finishing contract, and the seller is interested in purchasing the manure it produces from buyers.

Per the current company contract, regular health check-ups and other veterinarian care are provided by the company and at no cost to the producer. Also included in this contract is transportation, feed cost, medication, and technical advice/assistance at no cost. The current contract is assignable to potential buyers but will be at the discretion of the company.

More About this Property:

This barn consists of twenty-four 100 head pens with gates linking pens together to provide ample space for each group while allowing you to customize the way you hold and move them through the facility. This facility is equipped with ventilation and temperature control systems, ensuring optimal conditions year-round. This creates a comfortable atmosphere for the hogs and maximizes production efficiency. The heat is supplied for each side by two 250,000-BTU heaters fed by two 500 gallon propane tanks. Additionally, there are twenty 17,100-BTU individual brooder heaters available. The vents are controlled by a thermostat to automatically open at a temperature of your choosing.

An automated feeding system ensures precise feed delivery, promoting healthy growth and minimizing waste. Customized diets can be easily managed to meet the specific needs of different age groups. Each side's system is supplied by two 15-ton feed tanks. This facility has monitoring equipment to manage various parameters such as water consumption, feed intake, and environmental conditions. This allows for proactive decision-making and quick response to any potential issues.

The seller is willing to help buyers new to the industry in getting their new venture up and running! Whether you're a seasoned swine producer or a newcomer to the industry, this 2,400-head hog barn provides an amazing opportunity for a successful business. Reach out to Kyle Grafsgard at 605-350-5858 to schedule your private showing today!

Directions: From Wakonda, SD drive 2 ½ miles West on 302nd St. Turn South onto 373 for a half mile, the property is on the East side of the road.

Legal Description: 7+/- acres located in Peterson Tract 1 of N1/2 NW1/4 31-95-53 in Clay County, South Dakota
Taxes: \$4,883.28

Income Potential: \$100,800/year current contract. \$10,000-\$40,000/year in manure from seller

Contract in automatic yearly renewal phase with 2024 commencement date being the 31st of December

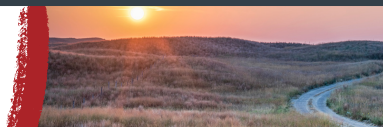
FEATURES:

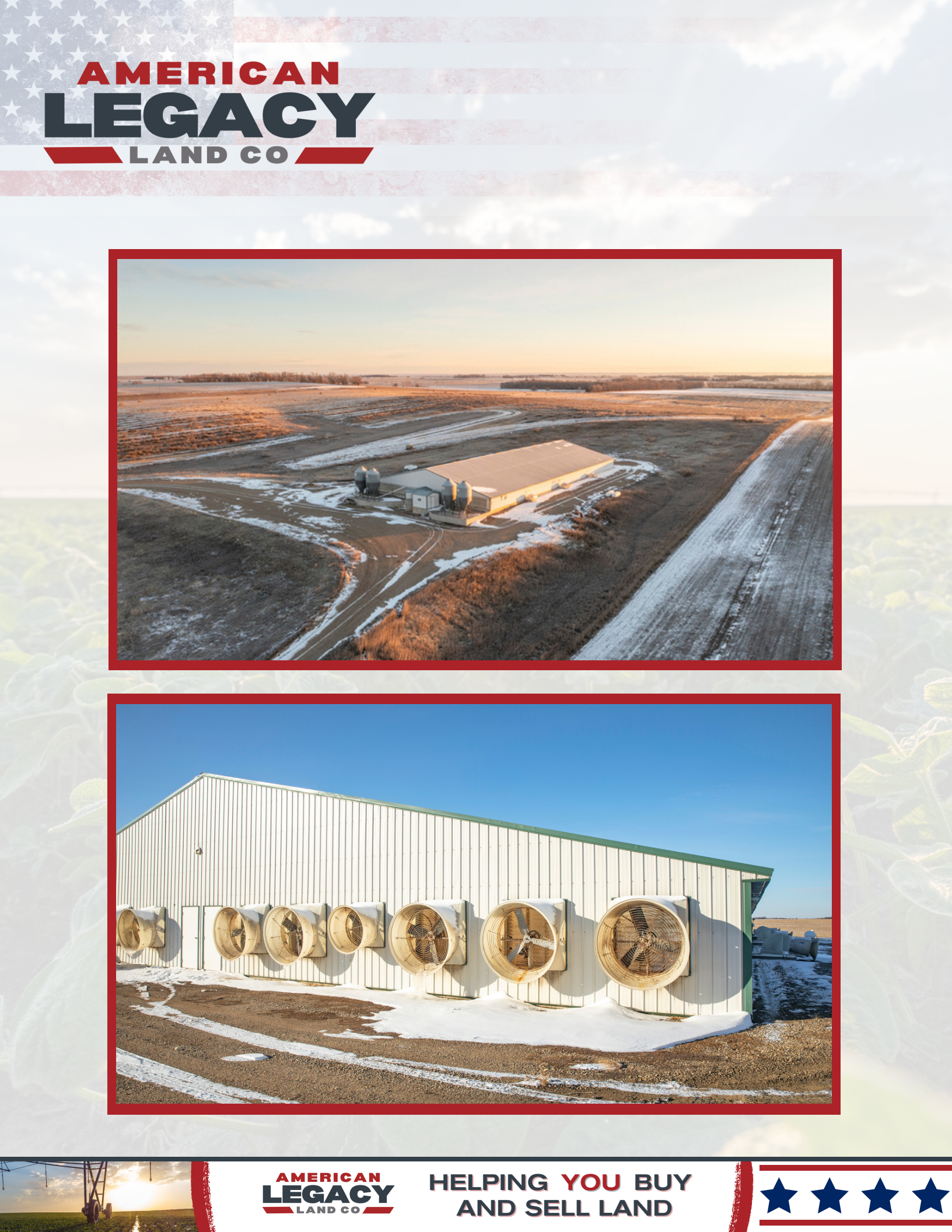
- Potential build site for 2nd barn
- 7+/- acre lot
- Potential for great ROI
- Great access road
- Turn-key facility with recent updates





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AND SELL LAND





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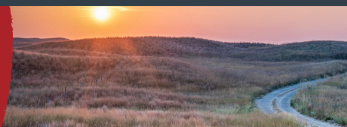
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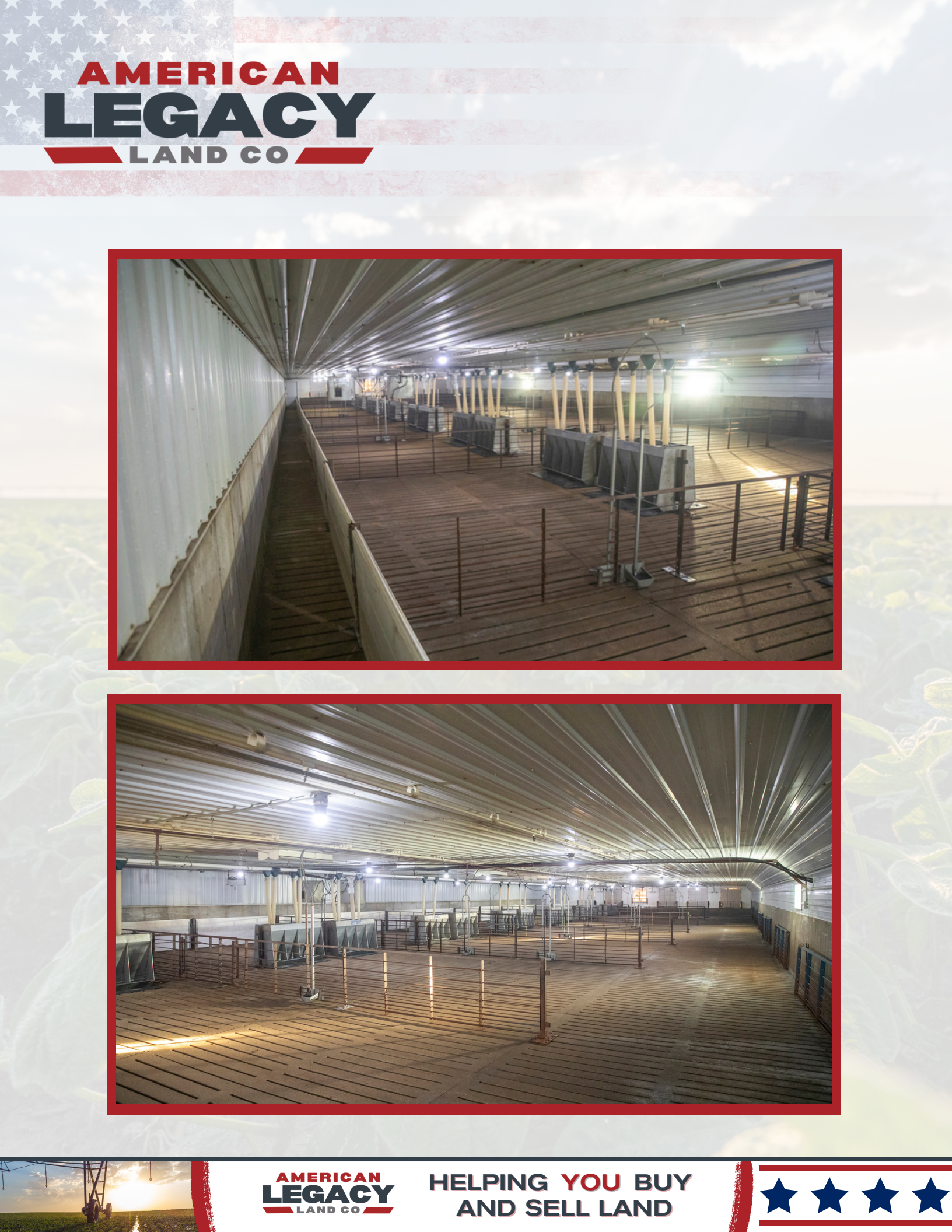


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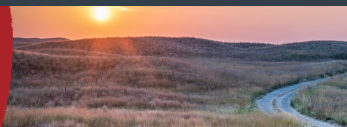


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About the Agent:

Kyle was born and raised in Huron, South Dakota, where he attended St. Martins, Holy Trinity and graduated from Huron High School. Between hunting, fishing, and helping out on the farm, Kyle spent most of his time outdoors resulting in the passions he has today. He learned the values of hard work by helping neighbors in the fields and respect for nature through wildlife conservation. Kyle attended the University of South Dakota, where he earned a Bachelor of Science in Psychology and Business Administration and Management from the University of South Dakota Beacom School of Business. At the University of South Dakota, he met his wife Marley, and they have since moved to Tea, SD with their dog Ellie to start their family.

Prior to coming to live out his dream of working outdoors with American Legacy Land Company, Kyle was a Branch Manager at Enterprise Holdings. He successfully managed his team to be the top-performing branch across the greater Siouxland area for multiple years running and was recognized company-wide with two awards: Best Overall Branch and Highest Operating Profit. Kyle brings this business expertise to American Legacy Land Company and offers the utmost attention to detail and effective communication to serve buyers and sellers alike. Kyle strives to build lifelong relationships with his clients by making their experience a top priority and ensuring clients feel included and informed through every step of the process.



Like many land agents, Kyle has a passion for the outdoors. While he enjoys many forms of hunting and fishing, his favorite pursuits are whitetail, mourning dove, elk, pheasants, turkey, walleye and spoonbill. When he's not hunting or working, he can be found woodworking, enjoying shooting sports, and hiking with Marley and Ellie. "It doesn't matter what I'm doing, as long as I'm in good company".

Kyle is grateful for all his wonderful clients and would love to work with you to help you achieve your land goals.

KYLE GRAFSGARD , LAND AGENT



605-350-5858



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