

ROOSTER AG'

# REAL ESTATE

## *LaSalle County, IL*

**Swine Facility  
on 21.40± Acres**



**\$1,400,000**



**ROOSTER AG' REALTY**  
1100 S. County Line Rd  
PO Box 297  
Maple Park, IL 60151

**Joe Ludwig, Broker**  
Email: [rooster@mc.net](mailto:rooster@mc.net)  
Phone: 630.774.5887





# About the Property

Top of the line Swine Facility located in Osage Township, just 9 miles East of Wenona. Built in 1995 and remodeled. \$200,000 in improvements were made in 2018 to comply with Humanely grown swine program.

Both facilities currently have contracts with the Hanor Company which generates a combined \$27,016.92 worth of monthly Facility & Management income. Hanor Company desires to enter into a long term lease agreement, if buyer desires.

GROSS ACRES:	21.40±
FACILITY CAPACITY:	8,200 Hog Spaces
ESTIMATED RE TAXES	\$16,413.48
PRICE	\$1,400,000

## Exceptional Investment Opportunity!

### Property Includes:

- Organic Fertilizer source with multiple prospects for the product.
- Six buildings... (3) Buildings at North Facility: 4,500 hog spaces and (3) Buildings at South Facility: 3,700 hog spaces.
- (2) 1.4 million gallon slurry stores
- Two wells supply both farms.
- 8 chimneys per barn.
- Additional items included: 4 wheel drive tractor, Loader, Mower, Spider Chopper Pumps

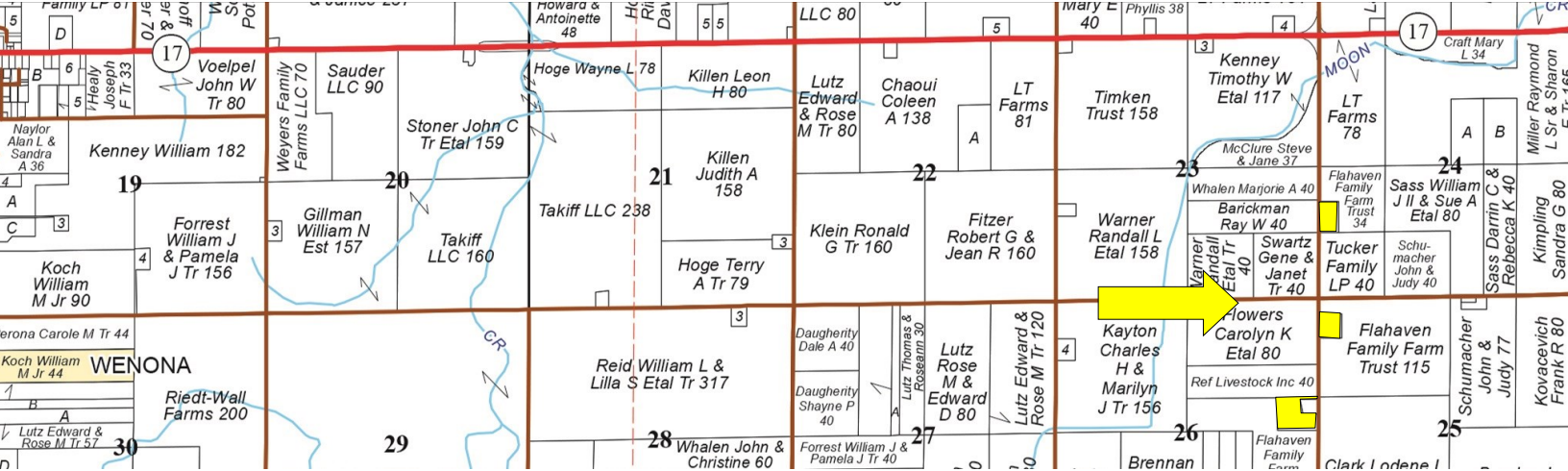


**Aerial drone footage of this property coming soon!**

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# Facility Details

## Improvements that were Recent as of 8/2017 (\$200,000):

Barns resided; New foam board (700 sheets); New Gable installation; New starter feeders; New office; Roof brackets. (Improvements were made to comply with Humanely grown swine program.)

## Improvements Needed:

Remove existing (6) barns of curtains, feed systems from bin to 10' inside barn; Installing feed system pipe and unloaders from bins to 10' inside barn; Installing new side wall curtain/bird wire; Installing (5) new 9'-3 ring bins; Adding one more bin (estimated cost of \$30,000).

Estimate/Quote at \$139,600 with the additional bin from August of 2024 (may vary +/- since then.)

## Current Income:

Hanor Contracts – Humanely Raised Antibiotic Free Pork

## Hanor North Contract:

Facility Payment: \$11,250/month  
Management: \$3,375/month

## Hanor South Contract:

Facility Payment: \$9,616.92/month  
Management: \$2,775/month

Combined Facility Payments: \$20,866.92/month  
Combined Management: \$6,150.00/month

## Current Expenses:

- > Manure: \$55,000 to apply it; Can charge for it as organic fertilizer at \$0.15 per gallon.
- > North Manure Storage: 1,400,000+ gallons – Good fertility values.
- > South Manure Storage: 1,400,000+ gallons – Little fertility value, mostly water.
- > Propane: \$2,500/month, it will be less once improvements made.
- > Property Tax: \$16,413.48
- > Insurance: \$1,000/month
- > Electric: \$1,000/month.
- > Employees: \$0 part of management costs.
- > Property Maintenance: \$70k over 4 years, it will be less once improvements are made.

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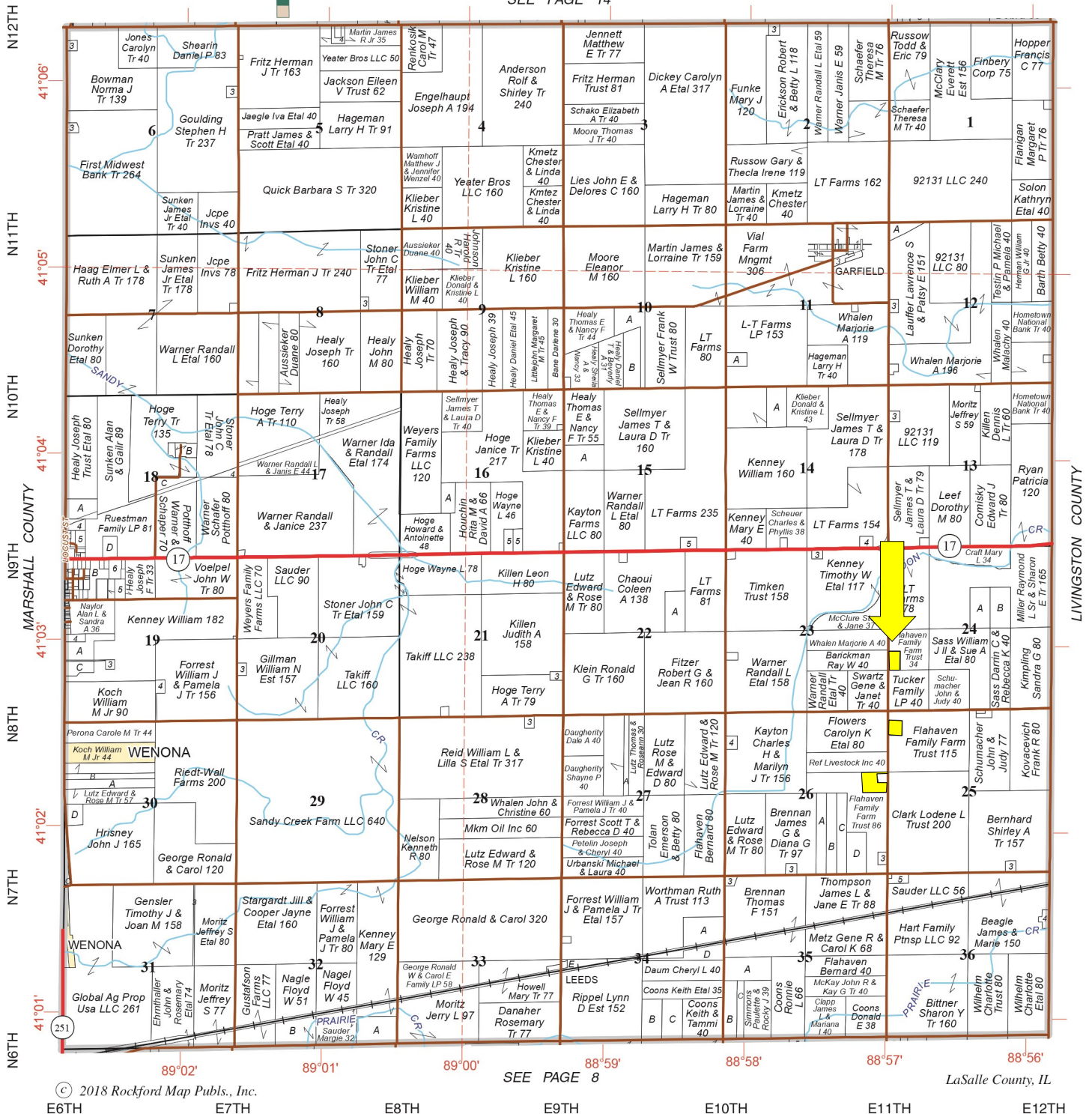
# OSAGE



SEE PAGE 14

Refer to page 89 for keyed parcels

# T.30N.-R.2E.



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