

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: joe@roosterag.com
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 generate around \$20,000+ worth of monthly 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:

- **Six buildings... (3) Buildings at North Facility: 4,500 hog spaces and (3) Buildings at South Facility: 3,700 hog spaces.**
- **1.8 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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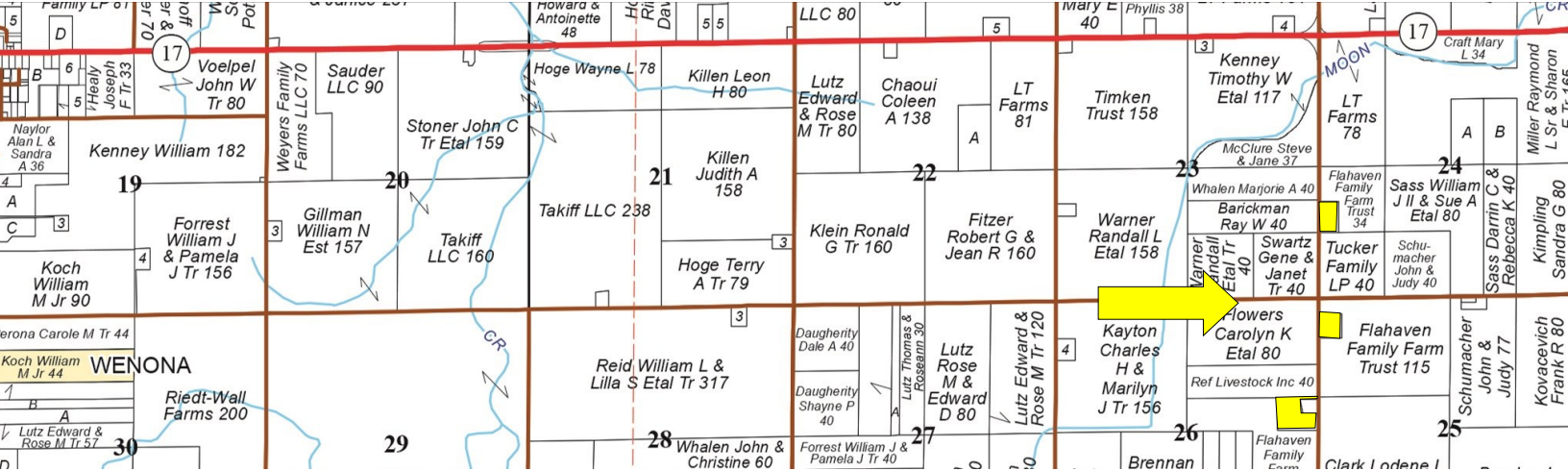
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Facility Details

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.)

Current Income:

Hanor Contracts – Humanely Raised Antibiotic Free Pork

Hanor North Contract:

Facility Payment: \$11,250/month

Hanor South Contract:

Facility Payment: \$9,616.92/month

Combined Facility Payments: \$20,866.92/month

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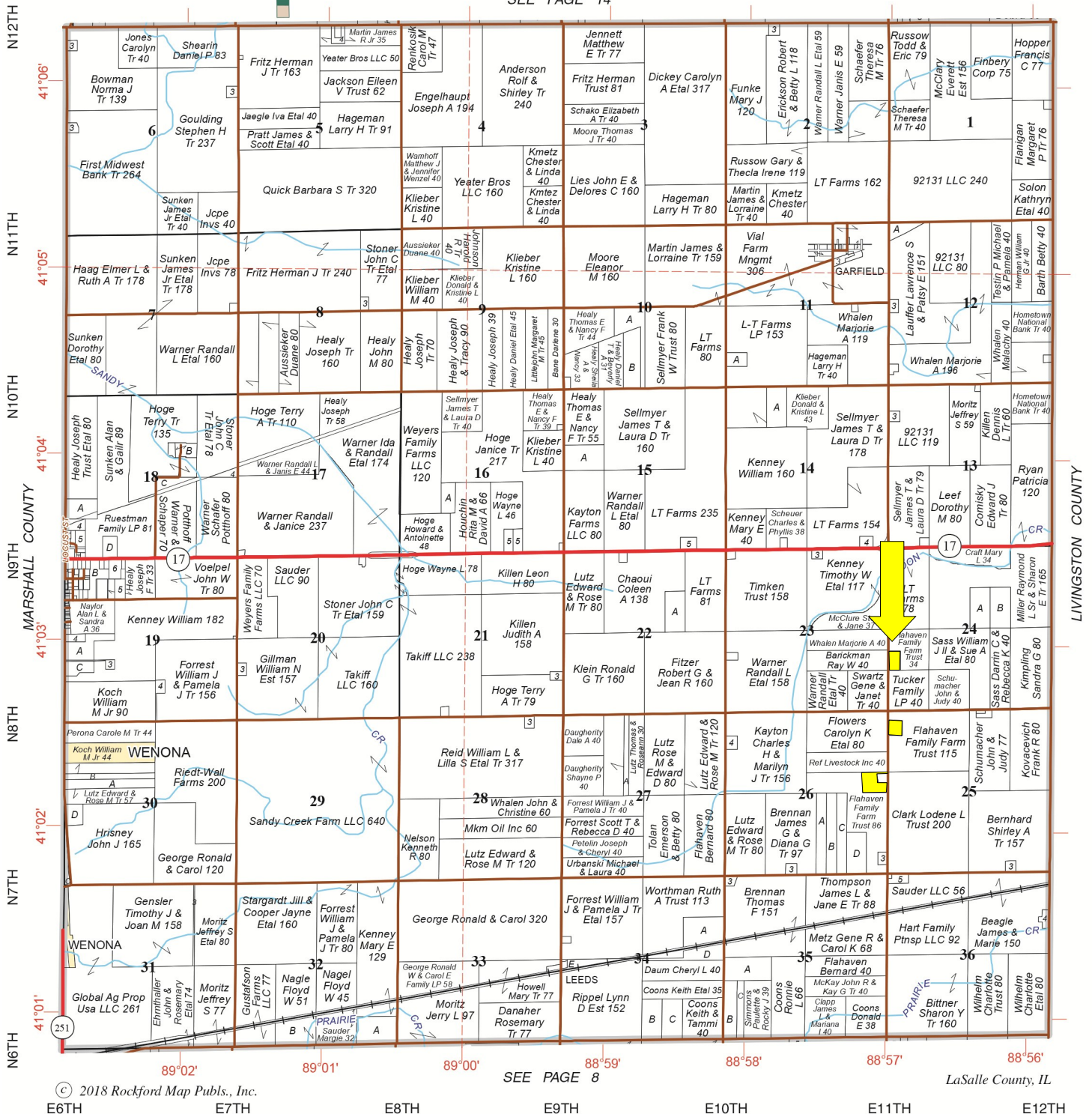
OSAGE



SEE PAGE 14

Refer to page 89 for keyed parcels

T.30N.-R.2E.



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