

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.

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

## 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

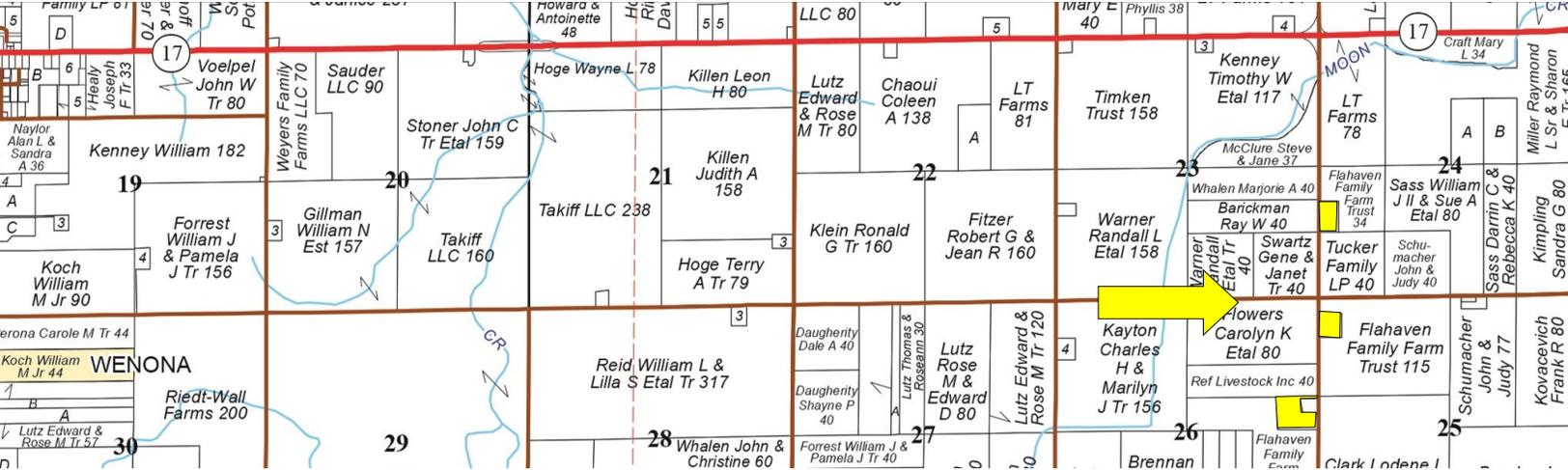


**Aerial drone footage of this property coming soon!**

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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.)

## 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*

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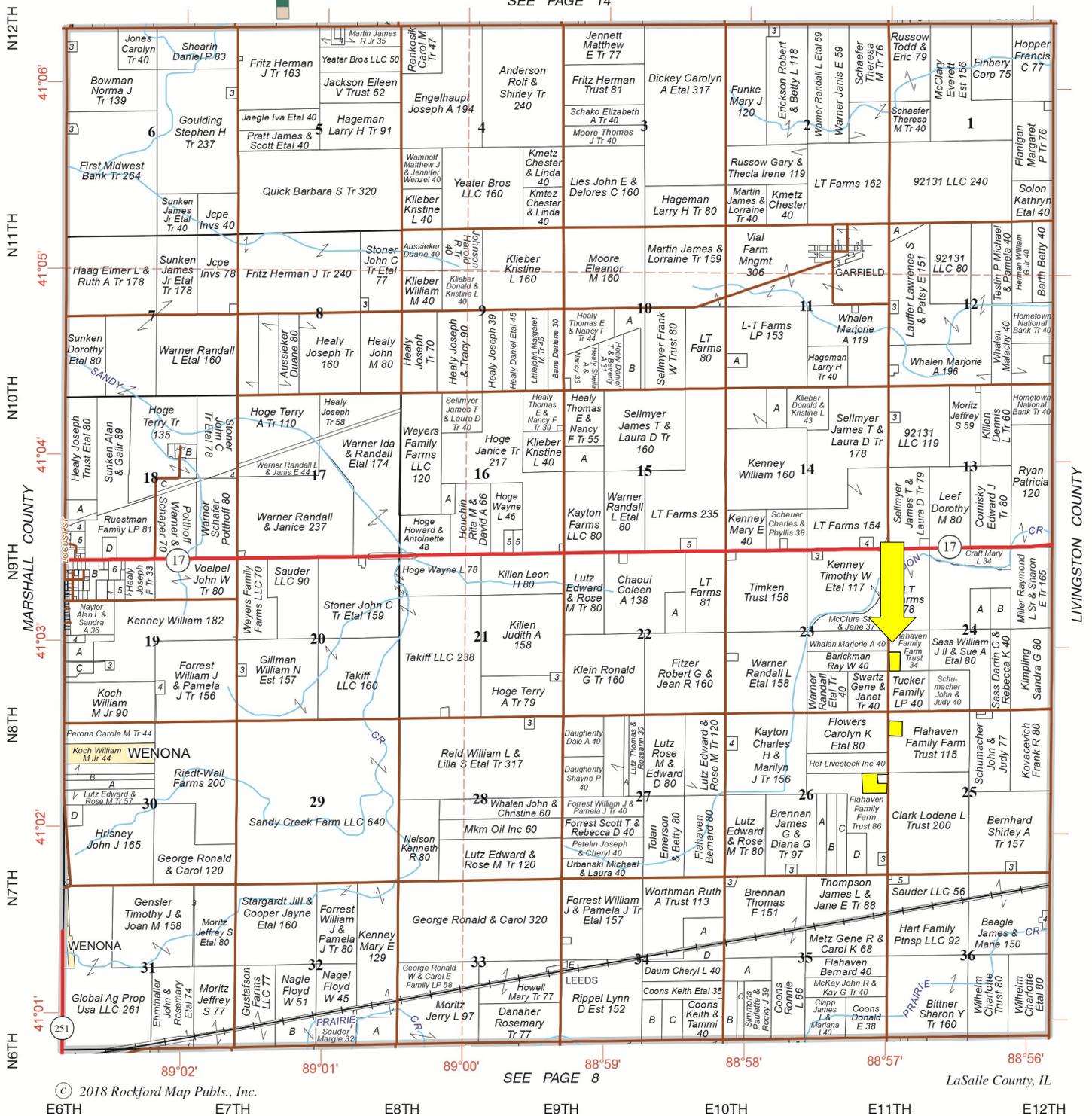
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# OSAGE

Refer to page 89 for keyed parcels

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

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