

SWINE FINISHER ENTERPRISE

AVAILABLE

20.01 Acres M/L

AUDRAIN COUNTY



13897 Audrain Road 256, Centralia, MO 65240

This livestock enterprise facility is located about ten miles northeast of Centralia, MO, in western Audrain County. This 20 acre tract of land borders the north side of Audrain Road 256. The site area is accessed by a gravel lane in the center of the south side. There is a thin tree line that borders the north east corner of the tract, while the western side is along a waterway and the line comes out to the road; creating a trapezoidal shaped tract of land. The southern side of the tract is high and rolls to the north. The south end of the property is highest and it slopes very gently to the north. There is a drilled deep well on the site but also rural water service for back-up supply. The earthen lagoon has ample capacity for these barns. The site is large enough to be able to build another deep-pit barn if desired.

DIRECTIONS: From Centralia, MO, go north on Route C to Route T, then go east to Audrain Road 225 by Bethlehem Church, then north to Road 248, east to Road 221, then north to Road 256, then east 3/4 mile to the property. From Mexico area, go west on Highway 22 to Route E, then north to Road 252, west to Road 209, north to Road 256, then west one mile to the property.

Boyd L. Harris, ALC: 573.682.7506

Boyd@PeoplesCompany.com

Boyd Harris Companies, Inc LIC 2019011485

PeoplesCompany.com | Listing #16929



SWINE FINISHER ENTERPRISE AVAILABLE

13897 Audrain Road 256, Centralia, MO 65240

IMPROVEMENTS: There are two swine finisher barns on the property. They are 43' x 193' shallow-pit barns built in 1996. The exterior consists of painted metal siding. There is a 10' x 10' office in the northwest corner of each barn. Inside there is a center alley with twelve pens on each side. The inside ceiling is painted metal, with a painted metal north wall. The ceiling in one barn is half metal and half poly-sheeting. There are solid steel rod gates, two hole fence line feeders, and aqua feeders. There are misters that run across the outside of the ceiling and soakers above the pins. There are two new 250k L.B. White BTV furnaces for heat. There are three 48", one 36", one 50", and two 24" fans that border the walls of the barn to ventilate the barn. Each barn has a 960 head capacity of finishing space. There are two 14-ton bulk bins for feed for each barn, delivering via a 4" poly-flex auger system. The barns have been very well maintained, with necessary repairs and they are in good condition.



Boyd L. Harris, ALC: 573.682.7506

Boyd@PeoplesCompany.com

Boyd Harris Companies, Inc LIC 2019011485

PeoplesCompany.com | Listing #16929



All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.