

Mulcahy Farm

DANE, WI



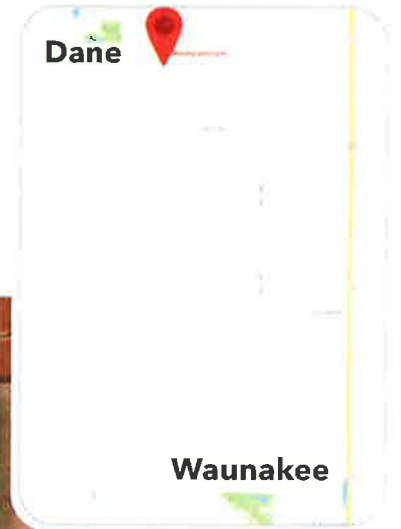
FARMER'S DREAM!

Founded 10 years ago by Logan Mulcahy. Milk is currently sold to a cheese maker, Grande, located just outside of Wausau. Located just outside of Waunakee. The farm has grown alfalfa, corn, rye, soybeans, and wheat.

Property Size: 178 acres

Currently Rented Tillable Land Available: 1100 acres

Asking Price: **\$4,970,000.00**



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Total stall capacity is 536 stalls in freestalls, with normal overcrowding practices and other cow housing facilities operating capacity estimated for 700 cows.

SUMMARY

178 Acres **\$2,670,000.00**

Cost Per Acre: **\$15,000**

Dairy facilities sit on 15 acres

Parlor building: **\$390,000**

Parlor equipment: **\$167,000**

Freestall #1: **\$611,000**

Freestall #2: **\$617,000**

Bunker Silos: **\$390,000**

Manure Pit/Setup: **\$160,000**

LABOR RETENTION

9 Hispanic employees

would stay working on farm.

6 members of family would stay if wanted.

CROP YIELD AVERAGES

Corn: 783 acres = **182 dry bushel** per acre

Alfalfa: 399 acres = **11 tons** per acre

Wheat: 90 acres = **75 bushels** per acre

Rye: 48 acres = **3 tons** per acre



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THE PARLOR

The parlor is 32x62 with a double 12 configuration, metal interior walls, modern dairy equipment with detachers. Attached to the south side is an 18x66 utility room with furnaces, electric service panes, 2 milk chillers for direct cooling of milk. Attached to this building is an 8x40 building used for direct loading of milk into semi tankers, 3 load out ports. There is an 18x66 addition on the north side of the parlor, it contains a farm office, 2 bathrooms kitchenette/breakroom area and a separate utility room with washer and dryer.

Attached to the west end of the parlor is a 40x98 holding area with metal roof, concrete floor, curtain sides, crowd gate and return lanes. The holding area is about 40x66 with the west 32x40 area sued for crossover connections to the connecting buildings leading to the freestall barns.



Exterior View of Parlor



Interior View of Parlor



Holding Area



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PARLOR EQUIPMENT



3 Trailer load out area



Pump Room Area



Milk Pump



Milk Cooling Equipment



Exit Area



300 feet between freestalls. Room for possible special needs building



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FREESTALL BARN #1

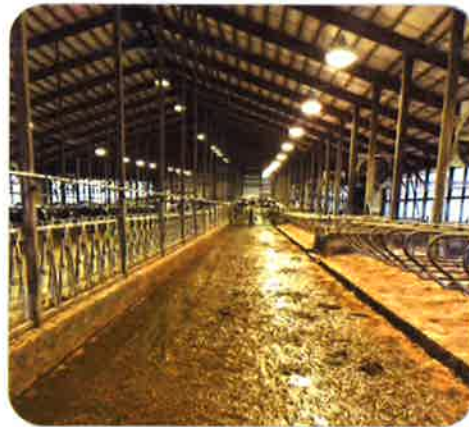
Freestall Barn 1 is the south building, original freestall barn being 102x376x14, steel post, rafter style barn with insulated metal roof, split curtain sides, concrete foundation and floor, center drive through feed alley, 284 freestalls with sand bed. Daily scrape to center reception pit and gravity flow to exterior 1.3 million gallon all-concrete manure pit. 32x100 connector barn to holding area.



Western view of Freestall #1



Manger view of Freestall #1



Alley way



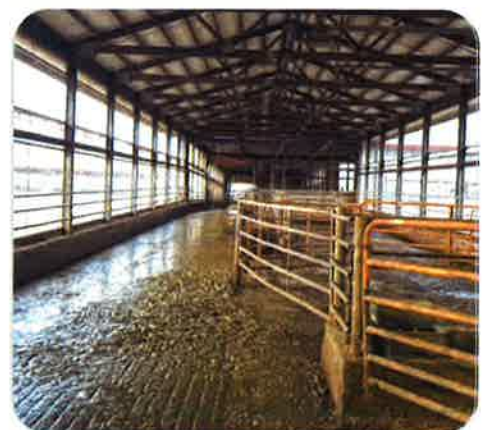
Stalls with mattresses



3 drinking waters per pen



Manure lane to manure pit



Transition pen for sorting cattle



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FREESTALL BARN #2

Freestall Barn 2 is a newer 102x328x14 steel post, rafter style building, insulated metal roof, split curtain sides, center feed alley with headlocks, 252 stall capacity, manure removal by daily scrape to reception pit, manure is pumped to concrete lagoon. 32x100 connector barn to holding area, enclosed room in this connector barn has water control room.



Eastern view of Freestall #2



Eastern view showing



Manger view of Freestall #2



Temporary manure storage system with pump to manure pit



Transition area



BUNKER SILOS

Feed storage is by new bunker silo complex south of the Freestall Barns; there are 2-75x200x16 bunkers, 75x200 concrete approach apron in front of bunkers and leachate collection system with 2-3,000 gallon leachate collection tanks.



Bunker silos were built in 2015



Dimensions 16ft H x 75ft W x 200ft L

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MANURE PIT/SETUP



Manure pit was built in 2012



Manure push off to pit



Manure area from Freestall #1



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