

AGRICULTURAL BUILDINGS

**AGRICULTURAL BUILDING SECTION
TABLE OF CONTENTS
SECTION 8**

Barns, Bank _____	8 - 6
Barns, Dairy _____	8 - 10
Barns, Feed & Livestock _____	8 - 8
Barns, Flat _____	8 - 7
Barns, Small _____	8 - 16
Broiler Houses _____	8 - 25
Commodity Buildings _____	8 - 31
Concrete Pits _____	8 - 22
Confined Cattle Feed Barns, & Free Stall Barns _____	8 - 13
Cribs _____	8 - 36
Egg Laying Buildings _____	8 - 27
Feeder Bunks _____	8 - 42
Hay Sheds _____	8 - 17
Hog Confinements _____	8 - 19
Hog Confinements, Deluxe Open _____	8 - 21
Hog Confinements, Enclosed Component _____	8 - 20
Hoop Houses _____	8 - 23
Lean-To's _____	8 - 9
Loafing Sheds _____	8 - 15
Machine or Utility Buildings _____	8 - 28
Mechanical Feeders with Automatic Controls _____	8 - 42
Milk Houses _____	8 - 11
Milking Parlors _____	8 - 12
Pole Barns _____	8 - 14
Poultry Houses _____	8 - 24
Preface _____	8 - 2
Pullet Buildings _____	8 - 26
PVC Flex Auger Systems _____	8 - 42
Reinforced Concrete Lagoons _____	8 - 22
Sample Agricultural Pricing Card _____	8 - 4
Sheds _____	8 - 39
Silage Trenches or Pits _____	8 - 42
Silos _____	8 - 32
Slurry Systems _____	8 - 34
Steel Bulk Feed Tanks _____	8 - 40
Steel Grain Bins _____ See pages 6-137 thru 6-141 (Pre-Computed Commercial)	
Steel Utility Building Picture Guide _____	8 - 29
Steel Utility Buildings _____	8 - 30
Swine Finishing & Farrowing (Old Style) _____	8 - 18
Wire Grain Storage Bins _____	8 - 38

AGRICULTURAL BUILDINGS PREFACE

DWELLING AND GARAGES

For equalization purposes between rural and urban properties, the physical depreciation used on these buildings should be consistent. Therefore, use the depreciation schedules which appear with the residential schedule. Functional and economic depreciation can be determined by investigating sales of rural properties.

VALUATION OF AGRICULTURAL BUILDINGS

The valuation of agricultural buildings can be complex in nature, due to the rapid change in farming practices. Agricultural buildings shall be valued by giving exclusive consideration to its productivity and net earning capacity rather than market value. It is difficult to separate agricultural buildings from a total farm unit sale, therefore, the assessor/appraiser must place a value on the improvements on the basis of use and the benefits that the farming operation receives from each individual structure.

REPLACEMENT COST

This section of the manual has been developed for the appraiser or assessor as a guide to establish the replacement cost rather than the reproduction cost of agricultural structures.

Replacement cost is the cost of replacing the building with the same utility except with present day construction materials. Reproduction cost is defined as replacing the structure with an exact replica.

The replacement costs in this section are calculated on the basis of non-union labor. These individual schedules of farm buildings are divided into six classifications or grades. The grading factors are merely a means of showing the difference between quality of construction. This allows the appraiser flexibility in arriving at the normal replacement cost of farm buildings. These grading factors are described as follows:

Grade 1	Superior quality construction
Grade 2	High quality construction
Grade 3	Good construction
Grade 4	Average construction
Grade 5	Below average construction
Grade 6	Sub-standard construction

The costs in this section are structures of average (4 grade) construction. An appropriate class should be determined for each structure. The grading tables, found in the grading section of this manual, should be utilized to adjust the base cost.

PHYSICAL DEPRECIATION

Physical depreciation is a loss in value due to physical wear and tear on the structure caused by use, elements and general deterioration. Quality of construction along with upkeep has a definite bearing on the amount of physical depreciation.

FUNCTIONAL OBSOLESCENCE

Functional obsolescence is a loss in value caused from within the structure, such as: overbuilt, too great or too little capacity, design, limited use and any other factor which would cause loss of value from within. Changes in farming practices have created substantial functional obsolescence to many older farm buildings. An example is a machine shed with small overhead doors and/or low eaves, not able to accommodate modern equipment.

EXTERNAL OBSOLESCENCE

External obsolescence is defined as being that loss in value caused from outside the property such as: government controls, marketing, availability of water, electricity, distance from market roads, and any other factor which might detract from the value of the buildings. Changes in farming practices can also be a form of external obsolescence. For example, an old finishing hog house is still functionally suitable for finishing hogs; however, modern farming practices dictate that large hog confinements be utilized to recognize the economics of scale necessary to compete in today's agricultural marketplace.

SUMMARY

The final analysis of value contributed to buildings of the farming operation, the appraiser or assessor must use sound reasoning along with all the appraisal experience at his/her command. All of the above mentioned factors should be taken into consideration in arriving at the final value.

AGRICULTURAL BUILDINGS PREFACE (Continued)

DEPRECIATION GUIDE

Generally farm buildings have a much shorter life than other structures. In this schedule we have estimated the physical depreciation up to 50 years with normal upkeep. The following guide must be adjusted on any structure having above or below normal upkeep.

The following chart contains three different depreciation tables. Table 1 should be used for structures which are not subject to the corrosive deterioration of livestock operations. Table 2 should be utilized for structures which have short lived items, such as grain bins, silos, etc. Table 3 is well suited for structures which are subject to the corrosive deterioration of livestock operations. The depreciation tables reflect structures in normal condition. Depreciation conclusions for structures with excellent maintenance or remodeling should be adjusted accordingly, as should structures with minimal maintenance and/or poor condition.

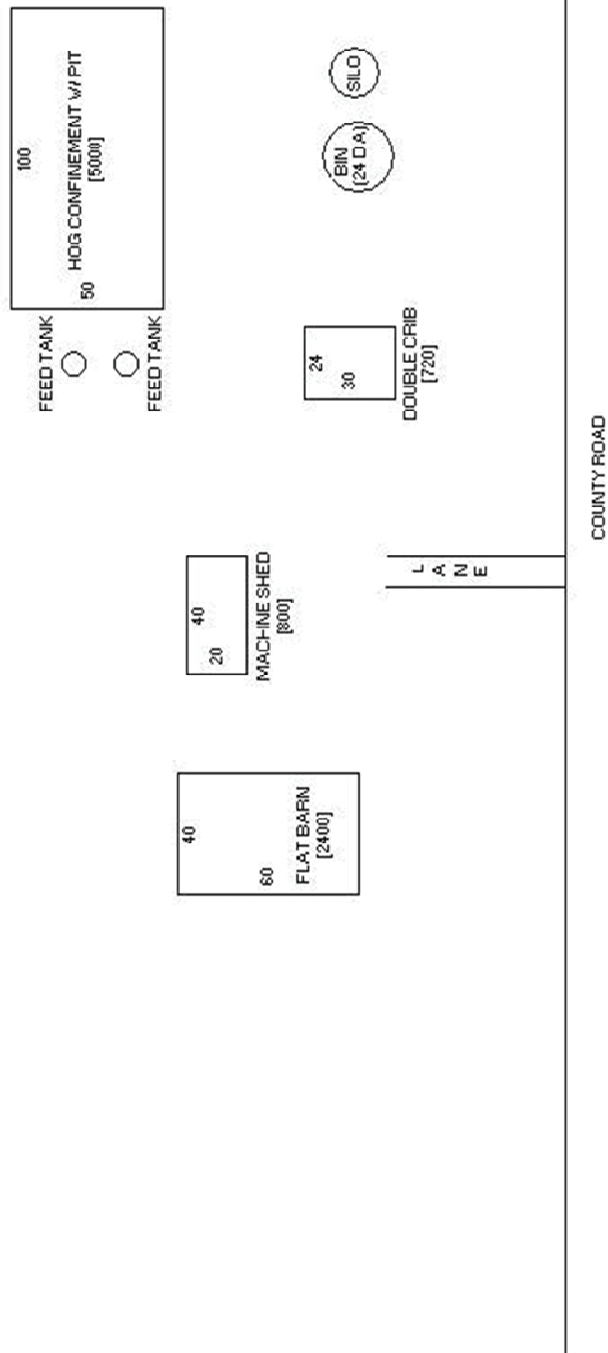
The following chart assumes structures which are in normal condition. However, many structures may exhibit better than normal condition due to remodeling, replacement of short lived items, or better than normal maintenance. Conversely, some structures may exhibit worse than normal condition due to lack of maintenance or damage. To allow for these fluctuations in condition each structure should be given a condition rating and the "Normal" depreciation should be adjusted as follows:

<u>Condition</u>	<u>Adjustment to "Normal" Depreciation</u>
Excellent	-30%
Very Good	-20%
Good	-10%
Above Normal	-5%
Normal	0%
Below Normal	+5%
Fair	+10%
Poor	+15%
Very Poor	+20%

Year	EFA	Depreciation			Year	EFA	Depreciation		
		Table 1	Table 2	Table 3			Table 1	Table 2	Table 3
Initial	1	1	2	3	26	39	52	70	
	2	3	4	6	27	40	54	70	
	3	4	6	9	28	42	56	70	
	4	6	8	12	29	43	58	70	
	5	7	10	15	30	45	60	70	
	6	9	12	18	31	46	62	70	
	7	10	14	21	32	48	64	70	
	8	12	16	24	33	49	66	70	
	9	13	18	27	34	51	68	70	
	10	15	20	30	35	52	70	70	
	11	16	22	33	36	54	70	70	
	12	18	24	36	37	55	70	70	
	13	19	26	39	38	57	70	70	
	14	21	28	42	39	58	70	70	
	15	22	30	45	40	60	70	70	
	16	24	32	48	41	61	70	70	
	17	25	34	51	42	63	70	70	
	18	27	36	54	43	64	70	70	
	19	28	38	57	44	66	70	70	
	20	30	40	60	45	67	70	70	
	21	31	42	63	46	69	70	70	
	22	33	44	66	47	70	70	70	
	23	34	46	69	48	70	70	70	
	24	36	48	70	49	70	70	70	
	25	37	50	70	50	70	70	70	

SAMPLE AGRICULTURAL PRICING

	Court	Ag Building Description	Units	Price	Base Value/FC	Grade	Year	Phys%	Fab%	Eq%	Other%	Ag Fct%	Depreciated Total [Rnd nearest dollar]	Map	Appraised Value [Rnd nearest \$10]
1 of 9	1	906-Barn - Flat	40' X 60'	Computer \$26.90	\$72,720	4/1.00	1924	70.00	70	0	0	50%	\$3,272	1.000	\$3,270
	Adj	(+) Concrete Floor Complete Area	2,400			AVG									
2 of 9	1	924-Machine or Utility Bldg	20' X 40'	Computer \$17.30	\$13,840	4/1.00	1935	70.00	70	0	0	50%	\$623	1.000	\$620
3 of 9	1	926-Crib	24' X 30'	Computer \$27.20	\$19,584	4/1.00	1928	70.00	70	0	0	50%	\$881	1.000	\$880
4 of 9	1	904-Bin - Stl. Grain Storage	24' X 17'	Computer \$20,700.00	\$22,900	4/1.00	1975	65.00	0	0	0	50%	\$4,007	1.000	\$4,010
	Eq	(+) 7.5 HP Fan	1			AVG									
	Eq	(+) Aeration Floor	1			AVG									
	Eq	(+) Unloading System	1			AVG									
5 of 9	1	931-Silo - Enameled Stl.	17' X 40'	Computer \$95,900.00	\$95,900	4/1.00	1970	80.00	80	0	0	50%	\$1,918	1.000	\$1,920
6 of 9	1	; Gest/Farrow/Nurse	50' X 100'	Computer \$36.20	\$181,000	4/1.00	2009	30.00	0	0	0	50%	\$63,350	1.000	\$63,350
7 of 9	1	918-Hog Confinement	50' X 100'	Computer \$12.10	\$60,500	4/1.00	2009	30.00	0	0	0	50%	\$21,175	1.000	\$21,180
8 of 9	1	941-Concrete Pit - 8 Ft Depth	50' X 100'	Computer \$4,768.00	\$8,268	4/1.00	2009	20.00	0	0	0	50%	\$3,307	1.000	\$3,310
	Eq	(+) 3" PVC Auger Pr/LF (100/150/200')	200			Low									
9 of 9	1	935-Steel Bulk Feed Tank	9'	Computer \$4,768.00	\$8,268	4/1.00	2009	20.00	0	0	0	50%	\$3,307	1.000	\$3,310
	Eq	(+) 3" PVC Auger Pr/LF (100/150/200')	200			Low									
		Ag Buildings TOTAL Value													\$101,850



Sketch 1 of 1



4 GRADE



5 GRADE

BANK BARNs

Foundation: Concrete or stone walls and footings.

Walls: Masonry walls 10' high. Single siding on wood studs or board and batten 14' to 18' high, wood sash windows and wood doors.

Roof: Wood or asphalt shingle, wood deck, wood rafters on gothic framing.

Floor: Dirt with concrete runways.

Other Features: Loft - 1" wood plank on wood joist with timber beams and column supports. Stalls and bins on lower level.

Mechanical Equipment: Electric wiring.

Area	Price per S.F.	4 Grade
400	\$53.20	\$21,280
600	50.60	30,360
800	48.00	38,400
1,000	45.50	45,500
1,200	43.30	51,960
1,400	41.20	57,680
1,600	39.60	63,360
1,800	38.30	68,940
2,000	37.10	74,200
2,400	36.20	86,880
3,000	33.50	100,500
3,600	32.60	117,360
4,200	31.40	131,880
5,000	30.60	153,000
Over 5,000	30.50	—

ADJUSTMENTS TO BASE PRICE

Concrete Floor Complete Area	(+)	P.S.F.	\$3.40
No Electric	(-)	P.S.F.	1.40
Masonry Construction	(+)		15%



3 GRADE



5 GRADE

FLAT BARN

Foundation: Concrete or stone walls and footings.

Walls: 1" board and batten on single siding on wood studs, 16' to 20' walls, wood sash windows and wood doors.

Roof: Gable or gambrel, wood or asphalt shingles on wood deck or wood roof boards, wood rafters, timber beams and columns supports.

Floor: Dirt with concrete or wood runways.

Loft: 1" wood plank on wood joist with timber supports.

Mechanical Equipment: Electrical wiring.

Area	Price per S.F.	4 Grade
1,000	\$32.20	\$32,200
1,200	30.60	36,720
1,400	30.10	42,140
1,600	28.90	46,240
1,800	28.00	50,400
2,000	27.70	55,400
2,400	26.90	64,560
3,000	26.00	78,000
3,600	25.20	90,720
4,200	24.60	103,320
5,000	24.20	121,000
Over 5,000	23.90	—

ADJUSTMENTS TO BASE PRICE

Concrete Floor Complete Area	(+)	P.S.F.	\$3.40
No Electric	(-)	P.S.F.	1.40
Masonry Construction	(+)		15%



4 GRADE



5 GRADE

FEED AND LIVESTOCK BARN

Foundation: Concrete or equal walls and footings.

Walls: Vertical single siding or board and batten on building framing, average 10' to 14' high, wood doors.

Roof: Gable, asphalt or wood shingles, wood deck or roof boards, wood rafters, pole or wood beams and columns supports.

Floor: Cattle area dirt, hay area concrete.

Other Features: Self feed, slatted hay storage area.

Mechanical Equipment: Electrical wiring.

Area	Price per S.F.	4 Grade
400	\$30.20	\$12,080
600	28.00	16,800
800	25.50	20,400
1,000	23.40	23,400
1,200	22.20	26,640
1,400	21.40	29,960
1,600	20.90	33,440
1,800	20.50	36,900
2,000	19.70	39,400
2,400	19.50	46,800
3,000	18.30	54,900
3,600	17.80	64,080
4,200	17.30	72,660
5,000	16.90	84,500
Over 5,000	16.60	—

ADJUSTMENTS TO BASE PRICE			
Concrete Floor Complete Area	(+)	P.S.F.	\$3.40
No Electric	(-)	P.S.F.	1.40
Masonry Construction	(+)		15%



4 GRADE



5 GRADE

LEAN-TO

Foundation: Pole set in earth or concrete.

Walls: Vertical siding or corrugated metal on building framing. Walls 8' to 12' high.

Roof: Shed type, single pitched, light weight shingles, roll roofing or corrugated metal covering.

Floor: Earth.

Per S.F.

Area	Closed All Sides	Open One End	Open Both Ends	Open Side & One Open End	Closed Ends Only	Open Side & Ends
400	\$12.30	\$11.25	\$10.20	\$7.00	\$8.05	\$5.95
600	10.90	9.85	8.80	7.00	8.05	5.95
800	10.20	9.15	8.05	7.00	8.05	5.95
1,000	9.80	8.70	7.65	7.00	8.05	5.95
1,200	9.40	8.55	7.65	6.85	7.70	5.95
1,400	9.15	8.40	7.65	6.70	7.45	5.95
1,600	9.00	8.30	7.65	6.60	7.30	5.95
1,800	8.85	8.25	7.65	6.55	7.15	5.95
2,000	8.70	8.20	7.65	6.50	7.00	5.95
Over 2,000	8.70	8.20	7.65	6.50	7.00	5.95

ADJUSTMENTS TO BASE PRICE

Concrete Floor & Foundation	(+)	\$11.35	\$10.10	\$8.85	\$5.15	\$5.15	—
Concrete Floor	(+)	3.90	3.90	3.90	3.90	3.90	\$3.90
Electric	(+)	1.40	1.10	1.10	1.10	1.10	1.05



3 GRADE



4 GRADE

DAIRY BARN

Foundation: Walls and footings (concrete or equal).

Walls: Masonry walls 8' to 10' high, vertical siding ends, loft area average 16' to 20' high.

Roof: Arched or bow string roof with composition shingles on wood deck.

Floor: First - Concrete with trenches.
Second - 1" wood plank or D & M flooring on wood joist, timber supports.

Other Features: Electrical wiring, water, stanchions and stalls.

Area	Price per S.F.	4 Grade
600	\$37.50	\$22,500
800	36.20	28,960
1,000	35.00	35,000
1,200	34.60	41,520
1,400	33.90	47,460
1,600	32.70	52,320
1,800	32.60	58,680
2,000	31.50	63,000
2,400	31.00	74,400
3,000	30.10	90,300
3,600	28.90	104,040
4,200	28.50	119,700
5,000	28.00	140,000
Over 5,000	28.00	—

ADJUSTMENTS TO BASE PRICE

Earth Floor	(-)	P.S.F.	\$3.90
No Electric	(-)	P.S.F.	2.40
Heating	(+)	P.S.F.	2.00



4 GRADE



5 GRADE

MILK HOUSES

Foundation: Walls and footings (reinforced concrete or equivalent).

Walls: Concrete block or tile, painted 8' to 10' high, wood or steel sash windows, wood door.

Roof: Flat or gable. Asphalt or wood shingles, wood rafters, painted ceiling.

Floor: Concrete slab with floor drain.

Mechanical Equipment: Electrical wiring and water.

Area	Price per S.F.	4 Grade
100	\$70.50	\$7,050
150	62.20	9,330
200	57.90	11,600
250	52.40	13,100
300	48.80	14,640
400	42.60	17,040
600	41.30	24,780
1,000	36.40	36,400
Over 1,000	36.20	—

ADJUSTMENTS TO BASE PRICE

Glazed Tile Lined Walls	(+)	P.L.F.		\$63.90
Heating	(+)	P.S.F.		2.50
Frame Walls	(-)	P.S.F.		6.30
Water Heater	(+)	Each	\$750.00	- 900.00
Exhaust Fan	(+)	Each	280.00	- 340.00
Plumbing Fixtures	(+)	Each		710.00



3 GRADE



4 GRADE



2 GRADE

MILKING PARLOR

Foundation: Concrete walls and footings.

Walls: Metal with liners, or masonry walls 8' – 10' high. Steel sash or wood frame windows / doors, concrete block structures will have plaster direct and painted interior walls.

Roof: Gable, composition shingles on 1" wood decking, wood rafters 24" on center, plaster board or equivalent ceiling, painted. Metal buildings will have metal on wood frame roof with metal liner.

Floor: Concrete with floor drains.

Other Features: Electrical wiring, water.

Area	Price per S.F.	4 Grade
600	\$43.05	\$25,830
800	38.80	31,040
1,200	33.90	40,680
1,600	31.55	50,480
2,000	30.10	60,200
2,400	29.05	69,720
2,800	28.00	78,400
3,000	27.70	83,100
Over 3,000	27.60	—

ADJUSTMENTS TO BASE PRICE

Glazed Tile Lined Walls	(+)	P.L.F.		\$63.90
Heating	(+)	P.S.F.		2.50
Frame Walls	(-)	P.S.F.		6.30
Water Heater	(+)	Each	\$750.00	900.00
Exhaust Fan	(+)	Each	280.00	340.00
Plumbing Fixtures	(+)	Each		710.00
Metal/Steel Frame	(+)			15%
Metal/Wood Frame	(-)			5%
Stanchions	(+)	Each		115.00
Milking Stalls	(+)	Each	2,250.00	4,750.00
Rotary Milking Stalls	(+)	Each	6,250.00	11,250.00



4 GRADE
SINGLE W/ SIDE DRIVE



4 GRADE
DOUBLE W/ CENTER DRIVE

CONFINED CATTLE FEED BARN & FREE STALL BARN

Foundation: Poles set in concrete.

Walls: Metal panels on wood framing, sliding wood door, one side open (open two sides on center drive type).

Roof: Double pitch on wood framing.

Floor and Pit: Earth floor at drive-thru 8' deep concrete pits and dividers with concrete slats.

Mechanical: Water to building only (no heat and no electric).

Equipment: Steel dividers, concrete feed bunks and heated waterers.

Area	Single w/ Side Drive				Double w/ Center Drive			
	*Building	Pit	Equipment	Total	*Building	Pit	Equipment	Total
5,000	\$6.95	\$17.50	\$1.90	\$26.35	\$6.10	\$21.80	\$2.90	\$30.80
6,000	6.65	16.75	1.90	25.30	6.05	21.25	2.70	30.00
8,000	6.50	16.60	1.90	25.00	5.90	20.85	2.70	29.45
10,000	6.45	16.55	1.90	24.90	5.90	20.50	2.70	29.10
15,000	6.45	16.25	1.65	24.35	5.70	20.20	2.70	28.60
20,000	6.45	16.00	1.65	24.10	5.70	20.00	2.70	28.40
30,000	—	—	—	—	5.70	19.75	2.70	28.15
	*Steel framing add 80% to "Building"				*Steel framing add 70% to "Building"			

ADJUSTMENTS TO BASE PRICE

Concrete Floor	(+)	P.S.F	\$3.90
Electric	(+)	P.S.F	1.40
6" Auger	(+)	P.L.F	57.50
8" Auger	(+)	P.L.F	75.00

All prices are average and may vary for quality, workmanship or materials.



4 GRADE



5 GRADE

POLE BARN

Foundation: Pole set in earth or concrete.

Walls: Vertical siding or galvanized metal on building framing 10' to 16' high, wood sliding doors.

Roof: Gable, asphalt shingles or corrugated metal on pole purlins and pole supports.

Floor: Dirt.

Mechanical Equipment: None.

Area	Price per S.F.	4 Grade
200	\$10.30	\$2,060
400	9.70	3,880
600	8.75	5,250
800	8.65	6,920
1,000	8.20	8,200
1,200	7.95	9,540
1,500	7.65	11,475
1,800	7.30	13,140
2,100	7.25	15,225
2,400	7.05	16,920
2,800	6.95	19,460
3,000	6.80	20,400
3,500	6.75	23,625
4,200	6.70	28,140
4,800	6.55	31,440
5,000	6.50	32,500
Over 5,000	6.45	—

ADJUSTMENTS TO BASE PRICE

Concrete Floor	(+)	P.S.F.	\$3.90
Electric	(+)	P.S.F.	1.40
Loft	(+)	P.S.F.	2.45
Open Side (Each)	(-)	P.S.F.	1.25
Open End (Each)	(-)	P.S.F.	0.75



4 GRADE



5 GRADE

LOADING SHED

Foundation: Concrete walls and footings.

Walls: Vertical siding on building framing 8' to 10' high, wood sash windows, wood doors.

Roof: Gable, composition shingles on 1" wood deck, wood rafters.

Floor: Earth.

Other Features: None.

Area	Price per S.F.	4 Grade
600	\$16.00	\$9,600
800	15.30	12,240
1,000	15.00	15,000
1,200	13.60	16,320
1,400	12.70	17,780
1,600	12.50	20,000
1,800	12.30	22,140
2,000	11.70	23,400
2,400	11.40	27,360
2,800	11.10	31,080
3,200	10.80	34,560
4,000	10.40	41,600
5,000	9.90	49,500
Over 5,000	9.80	_____

ADJUSTMENTS TO BASE PRICE

Concrete Floor Complete Area	(+)	P.S.F.	\$3.90
Electric	(+)	P.S.F.	1.40
Masonry Construction	(+)		15%



3 GRADE



4 GRADE

SMALL BARN

Foundation: Concrete or stone walls and footings.

Walls: 1" board and batten or single siding on wood studs, 16' to 20' walls, wood sash windows and wood doors.

Roof: Gable or gambrel, wood or asphalt shingles on wood deck or wood roof boards, wood rafters, timber beams and columns supports.

Floor: Dirt floor.

Loft: 1" wood plank on wood joist with timber supports.

Mechanical Equipment: Electrical wiring.

Area	Price per S.F.	4 Grade
200	\$50.20	\$10,040
300	43.70	13,110
400	39.10	15,640
600	35.00	21,000
800	33.30	26,640
1,000	30.80	30,800
1,200	29.40	35,280
1,400	28.90	40,460
1,600	27.70	44,320

ADJUSTMENTS TO BASE PRICE

Concrete Floor Complete Area	(+)	P.S.F.	\$3.90
No Electric	(-)	P.S.F.	1.40
Overhead Door	(+)	Each	\$850.00 - 2,500.00



4 GRADE



5 GRADE

HAY SHEDS

Foundation: Poles set in concrete or earth.

Walls: Wood fence 4' high, wire fencing balance of height, 14' to 20' high, open sides.

Roof: Gable, metal on wood trusses on poles.

Floor: Earth.

Mechanical Equipment: None.

Area	Price per S.F.	4 Grade
400	\$7.20	\$2,880
600	7.00	4,200
800	6.75	5,400
1,000	6.40	6,400
1,200	6.20	7,440
1,400	6.15	8,610
1,600	5.55	8,880
1,800	5.35	9,630
2,000	5.30	10,600
2,200	4.95	10,890
2,400	4.70	11,280
2,600	4.60	11,960
2,800	4.50	12,600
3,000	4.40	13,200
Over 3,000	4.20	—

ADJUSTMENTS TO BASE PRICE

Concrete Floor	(+)	P.S.F.	\$3.40
----------------	-----	--------	--------



4 GRADE – FINISHING



4 GRADE – FARROWING

SWINE FINISHING AND FARROWING

Foundation: Concrete or equal walls and footings.

Walls: 1" vertical siding on wood frame, 7' to 9' high, wood sash windows, wood doors.

Roof: Gable. Asphalt or wood shingles on wood deck or roof boards. Wood rafters.

Floor: Concrete slab.

Other Features: Pens.

Mechanical Equipment: Electrical wiring.

Area	Price per S.F.	4 Grade
200	\$31.50	\$6,300
400	28.05	11,220
600	24.95	14,970
800	23.65	18,920
1,000	22.90	22,900
1,200	20.85	25,020
1,400	20.15	28,210
1,600	19.40	31,040
1,800	19.05	34,290
2,000	18.30	36,600
2,800	17.30	48,440
3,200	16.95	54,240
4,000	15.95	63,800
Over 4,000	15.50	

ADJUSTMENTS TO BASE PRICE			
No Floor	(-)	P.S.F.	\$3.90
Ceiling	(+)	P.S.F.	1.50
Masonry Construction	(+)		15%
No Electric	(-)	P.S.F.	1.65
Ventilation Fans	(+)	Each	\$520.00 - \$1,000.00
Auto Water & Piping	(+)	Each	86.00 - 145.00

Note: Swine Finishing Buildings - Deduct 10% to 20%



HOG CONFINEMENTS

Foundation: Concrete.

Walls: Plywood, vertical siding or metal on wood studs, board insulation with plywood, or metal lined, or equivalent interior.

Roof: Metal or composition on plywood, wood rafters, insulation, plywood or metal equivalent liner.

Floor: Concrete or plastic slats over pits. (Pits not included in building price.)

Mechanical: Minimum electric, small unit heaters, water to building (no fixtures), minimum ventilation fans.

Pits: None. All pits are to be added from "Concrete Pit" schedule.

Equipment: Metal pens and gates, waterers, and feeders.

These units are very similar in basic design, but will vary considerably with quality of workmanship and materials. The appraiser must classify carefully to reflect this variation.

The combination units include dividing walls.

Price differences of the units, due to use, reflect normal variations of equipment and building requirements.

Area	Gestation	Farrowing	Nursery	Finishing	Comb. Farrowing & Nursery	Comb. Gestation, Farrowing & Nursery	Comb. Gestation, Farrowing, Nursery & Finishing	Add for Conc. Floor w/ no Pit
800	\$42.70	\$45.60	\$47.80	\$34.20	\$48.50	\$47.10	\$47.80	\$11.40
1,000	40.40	43.30	45.60	32.00	46.20	44.80	45.50	10.40
1,200	38.90	41.80	44.00	30.50	44.70	43.30	44.00	9.70
1,600	37.00	39.90	42.20	28.60	42.80	41.40	42.10	8.90
2,000	35.90	38.80	41.00	27.40	41.30	40.00	40.00	8.40
2,400	35.10	38.10	40.30	26.70	40.30	39.00	38.50	8.05
3,000	34.30	37.30	39.50	25.90	39.30	38.00	37.10	7.75
4,000	33.60	36.50	38.80	25.20	38.30	37.00	35.60	7.40
5,000	32.80	35.70	37.90	24.30	37.50	36.20	34.80	6.90
6,000	32.40	35.40	37.60	24.00	37.10	36.20	34.10	6.75
8,000	32.00	34.90	37.10	23.60	36.50	36.20	33.20	6.55
10,000	31.70	34.70	36.90	23.30	36.10	36.20	32.70	6.40
12,000	31.50	34.50	36.70	23.10	35.90	36.20	32.30	6.30
15,000	31.40	34.30	36.50	23.00	35.70	36.20	32.00	6.25
20,000	31.20	34.20	36.40	22.80	35.40	36.20	31.70	6.15
25,000	31.10	34.10	36.30	22.70	35.30	36.20	31.40	6.10
30,000	31.00	34.00	36.20	22.60	35.20	36.20	31.30	6.05

ADJUSTMENTS TO BASE PRICE								
No Equipment	(-)	\$13.50	\$14.85	\$12.00	\$3.50	\$10.80	\$13.45	\$10.95
Deduct Slatted Floor	(-)	4.25	6.25	6.25	4.25	6.25	5.60	5.25
							Price Range	Typical
Attached Enclosed Walkways	(+)						\$20.00 - \$30.00	\$25.00
Interior Offices	(+)						24.00 - 36.00	30.00
Plumbing							See "Analyzed Unit Cost" — Page — 4-20	
Livestock Loading Chute	(+)						2,000.00 - 3,500.00	2,750.00

2 Grade – Buildings constructed with concrete exterior walls or equivalent.

3 Grade – Buildings with vinyl covered wood exterior walls or equivalent. Glassboard interior or equivalent and/or coated wire floor slats.

4 Grade – See specifications at top of page.

5 Grade – Buildings with no interior liner and/or buildings built with low quality materials. Most franchise type buildings.



ENCLOSED COMPONENT HOG CONFINEMENTS

These units are prebuilt and generally come in 12'-14' wide sections. Units with built-in (B-I) pits are usually set on piers. The pits are generally made of fiberglass and are 3' deep. Units with concrete pits rest directly on the pit walls.

BASIC SPECIFICATIONS

Foundation: None.

Walls: Metal panels on wood frame with insulation and fiberglass or equivalent interior liner.

Roof: Low double pitch metal roof on wood frame, insulation, fiberglass or equivalent ceiling.

Floor: Aluminum, wood, concrete or plastic slats.

Mechanical: Heating, ventilating, electric and water included in all buildings.

Equipment: Prices include necessary stalls, pens, gates and/or crates, waterers and feeders (does not include feed auger system or bulk bins).

Width	Area	Farrowing, Nursery or Finishing		Combination Farrowing & Nursery		Gestation	
		No Pit	B-I Pit	No Pit	B-I Pit	No Pit	B-I Pit
12	300	\$75.90	\$79.40	\$80.40	\$88.10	\$95.80	\$100.00
12	400	72.50	76.70	77.10	84.70	91.50	97.00
12	500	70.60	74.70	74.80	82.30	89.10	94.40
12	600	69.60	73.70	73.70	81.00	87.70	93.00
12	700 +	68.70	72.80	72.80	80.10	86.70	92.00
14	350	68.40	71.40	72.30	79.10	86.20	90.10
14	500	63.60	67.20	67.30	74.10	80.10	85.10
14	600	62.50	66.30	66.30	73.00	79.00	83.80
14	700	61.90	65.60	65.50	72.20	78.00	82.80
14	800 +	61.50	65.10	64.90	71.60	77.10	81.90
24	700	74.80	79.00	79.40	86.70	94.40	99.50
24	900	72.20	76.20	76.60	83.70	90.60	96.00
24	1,100	70.10	74.30	74.30	81.40	88.20	93.60
24	1,300	69.40	73.50	73.70	80.80	87.70	92.70
24	1,600	68.40	72.70	72.70	79.50	86.20	91.50
24	2,000	67.70	71.80	71.80	78.50	85.20	90.50
24	2,400 +	66.80	71.10	70.60	77.20	83.90	89.30
36	1,300	71.80	75.90	75.90	82.90	90.50	95.80
36	1,600	69.90	74.10	74.70	81.00	87.90	93.40
36	2,000	69.00	73.30	73.30	80.00	86.90	92.20
36	2,500	68.40	72.70	72.70	79.40	86.20	91.50
36	3,000	67.20	71.10	71.30	77.70	84.80	89.30
36	3,600 +	66.70	70.60	70.40	77.00	83.80	89.00

Units with concrete pits - Use above "No Pits" schedule and add for pits from "Concrete Pit" schedule.



4 GRADE



5 GRADE

DELUXE OPEN HOG CONFINEMENTS

Foundation: Concrete walls and footings.

Walls: Concrete walls approximately 2'6" high with metal or wood extending to roof.

Roof: Metal or wood on wood frame.

Floor: Concrete.

Pens: Concrete, steel or masonry dividers approximately 8' on center.

Mechanical: Electric and water service to building.

Equipment: Waterers and feeders (no augers or bulk bins included).

Pits: None. Add for pits from "Concrete Pits" schedule.

BUILDING AREA

Area	Base Price	Heated Floor	Building Total
800	\$35.25	\$3.20	\$38.45
1,200	32.40	3.20	35.60
1,600	31.30	3.20	34.50
2,400	30.55	3.20	33.75
2,800	30.15	3.20	33.35
3,200 & Over	29.85	3.20	33.05

BUILDING AREA ADJUSTMENTS

No Dividers	(-)	P.S.F.	\$7.30
No Plumbing to Building	(-)	P.S.F.	1.25
No Waterers	(-)	P.S.F.	0.55
No Feeders	(-)	P.S.F.	0.70
No Electric	(-)	P.S.F.	0.80

PEN AREA

Concrete Pen Area w/ Dividers	P.S.F.	\$7.75
Concrete Pen Area w/ No Dividers	P.S.F.	5.05

CONCRETE PITS

Pit Width	Square Foot Area of Pit													
	150	300	500	750	1,000	1,500	2,000	3,000	6,000	10,000	15,000	20,000	25,000	35,000 or More
2' Depth or Less														
4' to 6'	\$18.75	\$17.35	\$16.85	\$16.55	\$16.40	\$16.25	\$16.20	\$16.10	\$16.05	—	—	—	—	—
8' to 14'	—	12.95	11.80	11.30	11.00	10.70	10.55	10.40	10.30	\$10.20	—	—	—	—
24' to 34'	—	—	—	9.85	9.30	8.75	8.40	8.15	7.85	7.75	\$7.70	\$7.65	\$7.65	—
36' to 46'	—	—	—	—	9.20	8.30	7.90	7.45	7.05	6.85	6.75	6.75	6.70	\$6.70
48' & Over	—	—	—	—	—	—	7.80	7.25	6.70	6.45	6.35	6.30	6.25	6.20
4' Depth														
4' to 6'	\$29.15	\$26.75	\$25.85	\$25.30	\$25.10	\$24.85	\$24.70	\$24.60	\$24.50	—	—	—	—	—
8' to 14'	—	19.15	17.20	16.35	15.80	15.30	15.05	14.80	14.60	\$14.50	—	—	—	—
24' to 34'	—	—	—	13.90	12.95	12.00	11.50	11.00	10.50	10.30	\$10.20	\$10.15	\$10.15	—
36' to 46'	—	—	—	—	12.80	11.30	10.55	9.80	9.10	8.80	8.65	8.55	8.55	\$8.50
48' & Over	—	—	—	—	—	—	10.40	9.45	8.50	8.10	7.90	7.80	7.75	7.70
6' Depth														
4' to 6'	\$39.55	\$36.15	\$34.90	\$34.10	\$33.75	\$33.45	\$33.25	\$33.10	\$32.90	—	—	—	—	—
8' to 14'	—	25.35	22.60	21.40	20.60	19.90	19.55	19.20	18.85	\$18.75	—	—	—	—
24' to 34'	—	—	—	18.00	16.65	15.30	14.55	13.85	13.15	12.90	\$12.75	\$12.70	\$12.65	—
36' to 46'	—	—	—	—	16.45	14.25	13.20	12.15	11.15	10.70	10.50	10.40	10.35	\$10.30
48' & Over	—	—	—	—	—	—	13.00	11.65	10.30	9.75	9.45	9.35	9.25	9.15
8' Depth														
4' to 6'	\$49.95	\$45.55	\$43.90	\$42.90	\$42.45	\$42.00	\$41.80	\$41.60	\$41.35	—	—	—	—	—
8' to 14'	—	31.55	28.00	26.45	25.40	24.50	24.05	23.60	23.15	\$23.00	—	—	—	—
24' to 34'	—	—	—	22.05	20.30	18.55	17.60	16.70	15.80	15.45	\$15.30	\$15.20	\$15.00	—
36' to 46'	—	—	—	—	20.05	17.25	15.85	14.50	13.20	12.65	12.40	12.25	12.20	\$12.10
48' & Over	—	—	—	—	—	—	15.60	13.85	12.10	11.40	11.05	10.85	10.75	10.65
10' Depth														
4' to 6'	\$60.40	\$54.95	\$52.90	\$51.70	\$51.15	\$50.60	\$50.35	\$50.05	\$49.80	—	—	—	—	—
8' to 14'	—	37.75	33.40	31.50	30.20	29.10	28.55	28.00	27.45	\$27.25	—	—	—	—
24' to 34'	—	—	—	26.15	24.00	21.85	20.65	19.55	18.45	18.05	\$17.80	\$17.70	\$17.65	—
36' to 46'	—	—	—	—	23.65	20.20	18.55	16.90	15.25	14.60	14.25	14.10	14.00	\$13.90
48' & Over	—	—	—	—	—	—	18.20	16.05	13.90	13.05	12.60	12.35	12.25	12.10
12' Depth														
4' to 6'	\$70.80	\$64.35	\$61.95	\$60.50	\$59.85	\$59.20	\$58.90	\$58.55	\$58.25	—	—	—	—	—
8' to 14'	—	44.00	38.75	36.50	35.00	33.70	33.05	32.40	31.75	\$31.50	—	—	—	—
24' to 34'	—	—	—	30.20	27.65	25.10	23.70	22.40	21.10	20.60	\$18.25	\$20.20	\$20.15	—
36' to 46'	—	—	—	—	27.25	23.20	21.20	19.25	17.30	16.50	16.15	15.95	15.80	\$15.70
48' & Over	—	—	—	—	—	—	20.80	18.25	15.70	14.65	14.15	13.90	13.75	13.55

Concrete pit schedule to be used with "Enclosed Component Hog Confinement Units", "Pre-cut and Owner Built Hog Confinement Units", and "Deluxe Open Hog Confinement" type units having pits.

Prices are per square foot of pit floor area.

REINFORCED CONCRETE LAGOONS

DIA x Depth	Price	DIA x Depth	Price	DIA x Depth	Price
80 x 10	\$66,000	115 x 10	\$111,400	170 x 10	\$202,900
80 x 12	74,100	115 x 12	123,600	170 x 12	222,300
85 x 10	71,900	120 x 10	118,700	190 x 10	242,400
85 x 12	80,600	120 x 12	131,500	190 x 12	264,500
90 x 10	78,000	125 x 10	126,200	210 x 10	285,000
90 x 12	87,200	125 x 12	139,600	210 x 12	310,100
95 x 10	84,300	130 x 10	133,900	230 x 10	331,000
95 x 12	94,100	130 x 12	148,000	230 x 12	359,100
100 x 10	90,700	135 x 10	141,800	250 x 10	380,300
100 x 12	101,100	135 x 12	156,500	250 x 12	411,500
105 x 10	97,400	140 x 10	149,900		
105 x 12	108,400	140 x 12	165,300		
110 x 10	104,300	150 x 10	166,800		
110 x 12	115,900	150 x 12	183,400		



HOOP HOUSE W/ CONCRETE PONY WALL



HOOP HOUSE W/ WOOD POLE PONY WALL

HOOP HOUSES

Foundation: None, poles may be set in concrete.

Walls & Roof: Quonset style, galvanized steel tubing with a translucent multi fabric cover. (70' or wider assumes double pipe truss system.)

Floor: Dirt.

Mechanical Equipment: None.

Width

Price Per Square Foot

S.F. of Bldg.	Single Pipe Truss						Double Pipe Truss			
	22' or less	23' - 28'	29' - 33'	34' - 39'	40' - 48'	49' - 69'	70' - 89'	90' - 109'	110' - 129'	130 or wider
350	\$8.68	—	—	—	—	—	—	—	—	—
400	8.34	\$7.83	—	—	—	—	—	—	—	—
500	8.00	7.25	—	—	—	—	—	—	—	—
600	7.65	7.10	—	—	—	—	—	—	—	—
700	7.33	6.90	—	—	—	—	—	—	—	—
800	7.15	6.75	—	—	—	—	—	—	—	—
900	7.00	6.60	\$6.75	—	—	—	—	—	—	—
1,000	6.95	6.50	6.50	\$6.90	—	—	—	—	—	—
1,250	6.80	6.30	6.35	6.70	\$8.30	—	—	—	—	—
1,500	6.70	6.15	6.20	6.60	8.10	\$9.45	—	—	—	—
1,750	6.60	6.05	6.05	6.50	7.90	9.25	—	—	—	—
2,000	6.50	6.00	5.90	6.40	7.75	9.05	\$11.45	—	—	—
2,250	6.48	5.95	5.80	6.35	7.65	8.95	11.30	—	—	—
2,500	6.45	5.92	5.70	6.30	7.60	8.85	11.20	—	—	—
2,750	6.45	5.90	5.60	6.25	7.55	8.80	11.10	—	—	—
3,000	6.45	5.88	5.57	6.20	7.50	8.75	11.05	—	—	—
3,500	6.45	5.85	5.55	6.15	7.40	8.70	10.95	—	—	—
4,000	6.45	5.83	5.52	6.10	7.35	8.60	10.85	—	—	—
5,000	6.45	5.80	5.50	6.05	7.25	8.50	10.70	—	—	—
6,000	—	5.80	5.50	6.02	7.15	8.40	10.60	—	—	—
7,000	—	—	—	6.00	7.10	8.30	10.50	—	—	—
8,000	—	—	—	6.00	7.08	8.27	10.45	\$16.70	—	—
9,000	—	—	—	6.00	7.05	8.25	10.40	16.50	\$17.35	—
10,000	—	—	—	—	7.05	8.23	10.38	16.30	17.15	\$18.25
12,000	—	—	—	—	—	8.24	10.35	16.05	16.90	18.00
15,000	—	—	—	—	—	8.20	10.33	15.85	16.70	17.75
20,000	—	—	—	—	—	8.20	10.31	15.65	16.45	17.50
25,000	—	—	—	—	—	—	10.30	15.45	16.25	17.25
30,000	—	—	—	—	—	—	10.30	15.25	16.05	17.00
40,000	—	—	—	—	—	—	—	14.85	15.65	16.80
50,000	—	—	—	—	—	—	—	14.45	15.25	16.60
60,000	—	—	—	—	—	—	—	14.05	14.80	16.40
Add for enclosed ends (per end)	1,200	1,300	1,700	2,000	2,500	3,000	6,000	7,750	11,000	16,000

MAIN AREA ADJUSTMENTS

			Price Range		Typical
4" Concrete Floor	(+)	P.S.F.	—	—	\$4.90
6" Concrete Floor	(+)	P.S.F.	—	—	5.95
Electric	(+)	P.S.F.	\$0.45	- \$0.75	0.60
Water	(+)	P.S.F.	0.40	- 0.60	0.50
Metal or Wood/Pole Pony Wall, 4' High	(+)	P.L.F.	27.50	- 40.50	34.00
Add/Deduct for Each Additional Foot	(+)	P.L.F.	8.00	- 12.00	10.00
Reinforced Concrete w/ Foundation Pony Wall, 4' High	(+)	P.L.F.	92.00	- 138.00	115.00
Add/Deduct for Each Additional Foot	(+)	P.L.F.	10.60	- 16.00	13.30
Concrete Panel Pony Wall, 4' High	(+)	P.L.F.	47.00	- 70.00	58.50
Add/Deduct for Each Additional Foot	(+)	P.L.F.	9.50	- 13.50	11.50
Overhead Door (Manual)	(+)	P.S.F.S.A.	15.00	- 22.00	18.50
Overhead Door (Motorized)	(+)	P.S.F.S.A.	22.50	- 33.50	28.00
Entrance Door	(+)	Each	600.00	- 900.00	750.00



4 GRADE



5 GRADE

POULTRY HOUSES

Foundation: Concrete or equal walls and footings or piers.

Walls: Wood siding on wood studs 6' to 9' high, wood sash windows, wood doors.

Roof: Gable or monitor, asphalt or wood shingles, wood rafters.

Floor: Concrete slab or 1" plank on wood joist.

Mechanical Equipment: Electrical wiring.

Area	Price per S.F.	4 Grade
100	\$40.60	\$4,060
200	36.55	7,310
400	26.60	10,640
800	21.45	17,160
1,200	19.75	23,700
1,600	18.00	28,800
2,000	17.40	34,800
3,000	15.75	47,250
4,000	15.30	61,200
Over 4,000	14.90	—

ADJUSTMENTS TO BASE PRICE

No Electric	(-)	P.S.F.		\$1.40
No Floor	(-)	P.S.F.		3.90
Masonry Construction	(+)			15%
Ventilators	(+)	Each	\$290.00	- \$580.00



3 GRADE
BROILER BUILDING



4 GRADE
BROILER BUILDING



5 GRADE
BROILER BUILDING

BROILER BUILDINGS

Foundation: None, post frame buildings.

Walls: Galvanized metal panels on wood frame.

Roof: Galvanized metal panels on wood frame.

Floor: Compacted clay floor or equivalent.

Mechanical Equipment: Minimal electric.

Area	Price per S.F.	4 Grade
1,000	\$10.25	\$10,250
2,000	8.95	17,900
3,000	8.35	25,050
4,000	8.00	32,000
5,000	7.85	39,250
7,500	7.60	57,000
10,000	7.50	75,000
15,000	7.35	110,250
20,000	7.30	146,000
25,000	7.25	181,250
30,000	7.25	217,500
40,000	7.20	288,000
Over 40,000	7.20	—

3 Grade - 6' to 8' eaves with enameled metal walls and roof.

4 Grade - 6' to 8' eaves with galvanized metal walls and roof.

5 Grade - 3' to 5' eaves with galvanized metal walls and roof.

ADJUSTMENTS TO BASE PRICE

			Price Range	Typical
Concrete Floor	(+)	P.S.F.	\$2.90 - \$4.90	\$3.90
Heat	(+)	P.S.F.	1.50 - 2.00	2.00
Cooling Cells	(+)	P.S.F.	0.50 - 0.70	0.60
Insulation	(+)	P.S.F.S.A.	0.70 - 1.20	0.95
Metal Lined Walls or Ceiling	(+)	P.S.F.S.A.	2.00 - 3.40	2.70
Automatic Ventilation Control	(+)	P.S.F.	0.45 - 0.65	0.55

EQUIPMENT

		Price Range	Typical
Waterers & Feeders	P.S.F.	\$1.00 - \$1.50	\$1.25



4 GRADE
2 STORY METAL PULLET BUILDING



4 GRADE
1 STORY METAL PULLET BUILDING

PULLET BUILDINGS

Foundation: Reinforced concrete foundation. None for post frame buildings.

Walls: Use proper schedule.

Roof: Enameled metal panels on wood frame.

Floor: 4" reinforced concrete floor. Uppers assume steel mesh flooring, or concrete on metal deck of equivalent.

Mechanical Equipment: Minimal electric.

Area		Metal on Post Frame	Metal on Wood Frame	Metal on Steel Frame	Concrete Sidewalls
1,000	Base Floor	\$16.25	\$22.50	\$27.95	\$30.60
	Upper	15.05	15.05	17.80	20.45
2,000	Base Floor	14.65	19.10	23.75	25.65
	Upper	13.45	13.45	15.40	17.30
3,000	Base Floor	13.90	17.55	21.80	23.40
	Upper	12.70	12.70	14.30	15.85
4,000	Base Floor	13.50	16.75	20.85	22.25
	Upper	12.30	12.30	13.70	15.10
5,000	Base Floor	13.30	16.30	20.25	21.55
	Upper	12.10	12.10	13.40	14.65
7,500	Base Floor	13.00	15.65	19.50	20.65
	Upper	11.80	11.80	12.95	14.10
10,000	Base Floor	12.85	15.35	19.10	20.15
	Upper	11.65	11.65	12.75	13.80
15,000	Base Floor	12.70	15.00	18.70	19.70
	Upper	11.50	11.50	12.50	13.50
20,000	Base Floor	12.60	14.85	18.55	19.50
	Upper	11.40	11.40	12.40	13.35
25,000	Base Floor	12.60	14.75	18.40	19.35
	Upper	11.40	11.40	12.35	13.25
30,000	Base Floor	12.55	14.70	18.35	19.25
	Upper	11.35	11.35	12.30	13.20
40,000	Base Floor	12.50	14.60	18.25	19.15
	Upper	11.30	11.30	12.25	13.15
Over 40,000	Base Floor	12.50	14.55	18.20	19.05
	Upper	11.30	11.30	12.20	13.10

ADJUSTMENTS TO BASE PRICE

			Price Range	Typical
No Concrete Floor	(-)	P.S.F.	—	\$3.90
Heat	(+)	P.S.F.	\$1.50 - \$2.50	2.00
Cooling Cells	(+)	P.S.F.	0.50 - 0.70	0.60
Insulation	(+)	P.S.F.S.A.	0.70 - 1.20	0.95
Metal Lined Walls or Ceiling	(+)	P.S.F.S.A.	2.00 - 3.40	2.70
Automatic Ventilation Control	(+)	P.S.F.	0.45 - 0.65	0.55

EQUIPMENT

		Price Range	Typical
Waterers & Feeders	P.S.F.	\$1.00 - \$1.50	\$1.25



4 GRADE
1 STORY METAL (LOW RISE) W/ PIT



4 GRADE
HIGH RISE – METAL W/ CONCRETE STEM WALL



4 GRADE
2 STORY (LOW RISE) METAL

EGG LAYING BUILDINGS

Foundation: Reinforced concrete.

Walls: Use proper schedule. Low rise – 8” sidewalls, high rise – 16” sidewalls.

Roof: Enameled metal panels on wood frame with insulation and lined ceilings.

Floor: Reinforced concrete (manure trenches in low rise buildings).

Mechanical Equipment: Electrical wiring and lighting.

Area		Low Rise Type (Chickens at Grade)		High Rise Type (Chickens Elevated Above Grade)		
		Metal	Concrete	Metal	Metal w/ Conc. Stem Wall	Concrete
1,000	Base	\$26.65	\$29.40	\$34.30	\$39.80	\$45.30
	Upper	21.60	24.35	—	—	—
2,000	Base	23.80	25.80	29.30	33.25	37.15
	Upper	19.15	21.10	—	—	—
3,000	Base	22.50	24.15	27.00	30.20	33.40
	Upper	18.00	19.60	—	—	—
4,000	Base	21.85	23.30	25.85	28.65	31.50
	Upper	17.45	18.85	—	—	—
5,000	Base	21.50	22.80	25.15	27.75	30.35
	Upper	17.10	18.40	—	—	—
7,500	Base	20.95	22.15	24.20	26.55	28.85
	Upper	16.65	17.80	—	—	—
10,000	Base	20.70	21.80	23.75	25.95	28.10
	Upper	16.40	17.50	—	—	—
15,000	Base	20.45	21.45	23.30	25.30	27.35
	Upper	16.20	17.20	—	—	—
20,000	Base	20.30	21.30	23.05	25.00	27.00
	Upper	16.05	17.05	—	—	—
25,000	Base	20.25	21.20	22.90	24.85	26.75
	Upper	16.00	16.95	—	—	—
30,000	Base	20.20	21.15	22.80	24.70	26.60
	Upper	15.95	16.90	—	—	—
Over 30,000	Base	20.10	21.05	22.70	24.55	26.40
	Upper	15.90	16.85	—	—	—

Low rise structures will have chickens at grade. These structures may have a concrete pit below the structure which should be added separately.

High rise structures will have the chickens elevated approximately 8' above grade with the ground level serving as a manure area. Some facilities may have multiple layers of birds with wall heights greater than 16', this should be reflected in the building grade.

ADJUSTMENTS TO BASE PRICE

			Price Range	Typical
Concrete Pit	(+)	P.S.F.	See Concrete Pits	
Concrete Floors	(+)	P.S.F.	\$2.90 - \$4.90	\$3.90
Lined Walls (Low Rise)	(+)	P.L.F.	16.00 - 27.20	21.60
Lined Walls (High Rise)	(+)	P.L.F.	32.00 - 54.40	43.20
No Floor	(-)	P.S.F.	2.90 - 4.90	3.90
Ventilators	(+)	Each	370.00 - 840.00	605.00
Completely Automatic w/ Cleanout Troughs		Per Bird	\$6.50 - \$9.00	\$7.75
Completely Automatic without Cleanout Troughs		Per Bird	5.40 - 7.30	6.35
Semi-Automatic without Cleanout Troughs		Per Bird	4.00 - 5.50	4.75



4 GRADE



5 GRADE

MACHINE OR UTILITY BUILDINGS

Foundation: Concrete or equal walls and footer.

Walls: Vertical wood shingles or corrugated metal average 10' to 14' high, wood sash windows, wood sliding doors.

Roof: Gable, asphalt shingles or corrugated metal on wood rafters or trusses.

Floor: Concrete slab.

Mechanical Equipment: Electrical wiring.

Area	Price per S.F.	4 Grade
200	\$23.00	\$4,600
400	20.50	8,200
600	18.30	10,980
800	17.30	13,840
1,000	16.60	16,600
1,200	15.30	18,360
1,600	14.40	23,040
2,000	13.60	27,200
2,400	13.10	31,440
2,800	12.80	35,840
3,200	12.70	40,640
3,600	12.30	44,280
4,000	11.90	47,600
Over 4,000	11.60	—

ADJUSTMENTS TO BASE PRICE

Interior Lined Walls & Ceilings	(+)	P.S.F.	\$2.70
Heating	(+)	P.S.F.	2.00
No Floor	(-)	P.S.F.	3.90
No Electric	(-)	P.S.F.	1.65
Open One Side	(-)	P.S.F.	2.25
Masonry Construction			15%
Pole Construction (Use Classification No. 5)			

STEEL UTILITY BUILDINGS



4 GRADE
RIGID STEEL FRAME



4 GRADE
RIGID STEEL FRAME (OPEN SIDEWALL)



4 GRADE
POLE FRAME



3 GRADE
POLE FRAME



4 GRADE
STEEL FRAME SLANT WALL



4 GRADE
QUONSET STEEL FRAME

STEEL UTILITY BUILDINGS

Foundation: Reinforced concrete footings and foundation. Post frame buildings have wood post set in concrete.

Walls: Enameled metal panels (use proper schedule for framing).

Roof: Gable. Enameled metal panels (use proper schedule for framing).

Floor: 6" reinforced concrete slab on grade.

Openings: One entry door.

Mechanical Equipment: None.

The following cost tables assume buildings with a 16' eave height (except steel slant wall and Quonset buildings). For buildings less than 16' tall deduct the "height adjustment". For buildings above 16' tall add the "height adjustment". Buildings over 24' tall should be priced from the Pre-Computed Commercial section.

Area	Rigid Stl FR	1' Height Adjust.	Wood Frame	Post Frame	1' Height Adjust.	Steel Slant Wall	Quonset
400	\$49.80	\$1.60	\$34.00	\$24.10	\$0.85	\$32.30	\$37.40
600	43.40	1.33	29.60	21.30	0.71	28.19	32.60
800	40.20	1.20	27.40	19.90	0.64	26.13	30.20
1,000	36.50	1.04	24.90	18.40	0.55	23.80	27.40
1,500	32.10	0.85	21.90	16.60	0.45	21.00	24.10
1,800	30.90	0.80	21.10	16.10	0.42	20.25	23.20
2,000	29.10	0.72	19.90	15.40	0.38	19.14	21.80
2,800	26.90	0.63	18.50	14.50	0.33	17.83	20.20
4,000	25.40	0.56	17.40	13.90	0.30	16.81	19.10
4,800	22.50	0.44	16.30	13.40	0.26	15.79	16.90
6,000	21.60	0.41	15.70	13.00	0.23	15.23	16.20
8,000	20.10	0.34	14.60	12.40	0.20	14.20	15.10
10,000	19.60	0.31	14.40	12.40	0.19	14.03	14.70
15,000	18.40	0.26	13.60	11.90	0.15	13.29	13.80
20,000	17.80	0.23	13.10	11.70	0.14	12.82	13.40
30,000	17.20	0.21	12.70	11.40	0.12	12.45	—
40,000	16.50	0.17	12.20	11.10	0.10	11.99	—
50,000	16.20	0.16	12.00	11.00	0.10	11.81	—
60,000	15.80	0.14	11.70	10.80	0.09	11.53	—
80,000	15.20	0.12	11.30	10.50	0.07	11.16	—
100,000	15.00	0.11	11.10	10.40	0.06	10.97	—

ADJUSTMENTS TO BASE PRICE

			Price Range		Typical
Metal Lining (Walls or Ceilings)	(+)	P.S.F.S.A.	\$2.00	- \$3.40	\$2.70
Wood Lining (Walls or Ceilings)	(+)	P.S.F.S.A.	0.90	- 1.40	1.10
Vinyl Barrier (Wall or Ceiling Liner)	(+)	P.S.F.S.A.	0.50	- 0.80	0.65
Insulation (Roll Type)	(+)	P.S.F.S.A.	0.70	- 1.20	0.95
Insulation (Spray Foam)	(+)	P.S.F.S.A.	2.00	- 3.00	2.50
Electric (Storage)	(+)	P.S.F.	1.05	- 1.75	1.40
Electric (Shop)	(+)	P.S.F.	3.75	- 6.25	5.00
Heating (Suspended Unit)	(+)	P.S.F.	1.50	- 2.50	2.00
Heating (In Floor)	(+)	P.S.F.	2.40	- 4.00	3.20
Earth Floor	(-)	P.S.F.	3.55	- 5.95	4.75
Open Side (Steel Frame) (Assumes 16' High)	(-)	P.L.F.	90.00	- 160.00	125.00
Open Side (Wood Frame) (Assumes 16' High)	(-)	P.L.F.	50.50	- 84.50	67.50
Steel Slide Door	(+)	Each	400.00	- 750.00	575.00
Small Overhead Doors	(+)	Each	600.00	- 1,800.00	1,200.00
Manual Overhead Doors	(+)	P.S.F.S.A.	11.50	- 18.50	15.00
Motorized Overhead Doors	(+)	P.S.F.S.A.	17.00	- 28.00	22.50
Hydraulic Lift or Bi-Fold Doors	(+)	P.S.F.S.A.	17.00	- 25.00	21.00
*Partition (Metal on Steel Frame)	(+)	P.S.F.S.A.	6.50	- 10.70	8.60
*Partition (Metal on Wood Frame)	(+)	P.S.F.S.A.	4.00	- 6.50	5.25
*Partition (Wood on Wood Frame)	(+)	P.S.F.S.A.	2.50	- 4.00	3.25
Rough Plumbing	(+)	Each	3,750.00	- 6,250.00	5,000.00
Toilet Room	(+)	Each	1,575.00	- 2,625.00	2,100.00
**Interior Office	(+)	P.S.F.	30.00	- 50.00	40.00
**Interior Living Qtrs. without AC	(+)	P.S.F.	45.50	- 68.50	57.00
**Interior Living Qtrs. w/ AC	(+)	P.S.F.	48.00	- 72.00	60.00
**Interior Living Qtrs. - 2nd Floor without AC	(+)	P.S.F.	40.50	- 60.50	50.50
**Interior Living Qtrs. - 2nd Floor w/ AC	(+)	P.S.F.	41.50	- 62.50	52.00
Stables	(+)	P.S.F. of Stable Area	5.60	- 8.40	7.00

*Use low price for non-insulated partitions, use high price for insulated partitions finished on 2 sides.

**Above Cost does not include plumbing fixtures. Add rough plumbing and individual plumbing fixtures separately.

Note: Steel Utility Buildings assume lighter gauge materials and a lower level of craftsmanship as compared to commercial type structures. For Steel Utility Buildings exhibiting good quality material and workmanship, adjust the grade a minimum of one whole grade (i.e. from a 4 grade to a 3 grade).



METAL – STEEL FRAME



METAL – POST FRAME W/ WOOD DIVIDERS



METAL – WOOD FRAME

COMMODITY BUILDINGS

Foundation: Exterior walls and partition walls with reinforced concrete footings and foundation. No foundation on post frame buildings.

Walls: 8" reinforced concrete walls, 6' high (except post frame buildings) with 4' high enameled metal panels above (use proper schedule for framing).

Partitions: 8" reinforced concrete partition walls, 6' high with 4' high wood stud wall with plywood liners above. Post frame buildings will have a 6' high wood liner on post frame.

Roof: Enameled metal panels (use proper schedule for framing).

Floor: 6" reinforced concrete slab on grade.

Openings: One side wall open.

Mechanical Equipment: None.

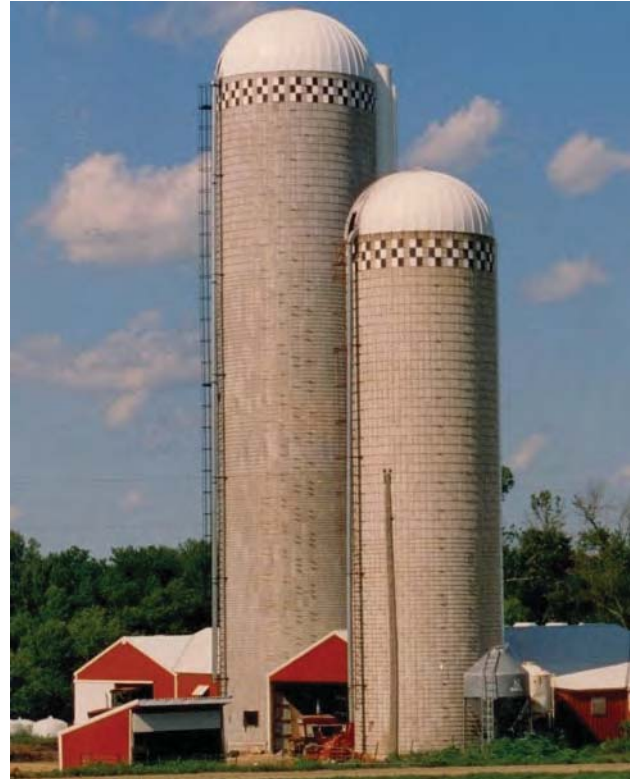
Base price assumes 10' high eaves (at the low eave side).

Area	Metal/Wood Frame		Metal/Steel Frame		Metal on Post Frame w/ Wood Dividers	
	Price per S.F.	1' Height Adjust.	Price per S.F.	1' Height Adjust.	Price per S.F.	1' Height Adjust.
300	\$36.70	\$1.38	\$42.95	\$1.99	\$20.95	\$1.19
600	31.05	1.08	36.10	1.45	17.70	0.81
900	29.15	0.98	33.85	1.27	16.60	0.69
1,200	28.25	0.93	25.40	1.18	16.05	0.62
1,500	27.65	0.90	32.00	1.12	15.75	0.59
1,800	27.30	0.88	31.55	1.09	15.50	0.56
2,400	26.80	0.85	31.00	1.04	15.25	0.53
3,000	26.55	0.84	30.65	1.01	15.05	0.51
3,600	26.35	0.83	30.40	0.99	14.95	0.50
4,200	26.20	0.82	30.25	0.98	14.90	0.49
4,800	26.10	0.82	30.15	0.97	14.85	0.48
5,400	26.05	0.81	30.05	0.96	14.80	0.48
6,000	26.00	0.81	29.95	0.96	14.75	0.47

The prices above assume bin partitions 10' to 15' on center. Difference in bin spacing can be reflected in the building grade.

ADJUSTMENTS TO BASE PRICE

No Floor	(-)	P.S.F.	\$5.95
----------	-----	--------	--------



SILOS

Glass lined double wall construction, enameled steel panels, walls and roof, concrete foundation, ladder and safety platform.

Concrete Stave - See page 8 – 35.

Porcelain Steel
Glass Lined

Size	Grain	Forage	Size	Grain	Forage
17 x 30	\$57,300	\$86,600	25 x 40	\$119,500	\$154,100
17 x 40	66,500	95,900	25 x 50	131,800	166,400
17 x 50	72,500	102,100	25 x 60	145,900	180,500
20 x 30	76,900	106,900	25 x 70	172,200	208,100
20 x 40	84,700	114,900	25 x 80	186,300	222,200
20 x 50	92,600	123,100	25 x 90	204,100	239,800
20 x 60	101,900	132,000	31 x 70	254,700	295,300
20 x 70	115,500	145,900	31 x 80	274,100	317,900
20 x 80	126,500	157,000	31 x 90	293,100	340,600
20 x 90	137,900	168,200			

Grain Type - Silo includes foundation, basic silo, sweep auger, closure kit, trough cover kit, blower pipe, central fill and roof rail. Add 10% for "power sweep auger".

Forage Type - Silo includes foundation, basic silo, steel floor, blower pipe, central fill, roof rail and Goliath unloader. Hercules unloader deduct 10%, Atlas unloader add 10%.

Note - A forage silo with forage unloader can be used for grain storage, however, a grain storage silo with sweep auger cannot be used for forage.

SILOS – POURED CONCRETE AND CONCRETE STAVE

Conventional: Concrete foundation, steel or aluminized roof, ladder and guard, fill platform, fill pipe. No unloader or gooseneck or electric.

Limited Oxygen Forage & Grain: Concrete foundation, steel roof, hatches, pressure and exhaust valve, ladder and guard, center fill gooseneck and distributor, fill pipe, access door and bottom unloader complete, electric and control panels.

Size	Conventional			Grain		Forage	
	Stave	R' Conc.	No Roof Deduct	Stave	R' Conc.	Stave	R' Conc.
12 x 40	\$18,310	\$20,300	\$3,090	—	—	—	—
12 x 50	21,750	23,750	3,090	—	—	—	—
14 x 40	20,660	22,840	3,630	—	—	—	—
14 x 50	24,290	26,650	3,630	—	—	—	—
16 x 30	—	—	—	\$51,660	\$53,650	—	—
16 x 40	23,030	25,380	3,990	55,830	58,190	—	—
16 x 50	27,380	30,090	3,990	60,540	63,440	—	—
16 x 60	32,260	35,530	3,990	65,080	68,340	—	—
16 x 70	37,160	40,960	3,990	—	—	—	—
18 x 50	31,360	34,630	4,710	—	—	—	—
18 x 60	36,980	40,790	4,710	—	—	—	—
18 x 70	44,230	48,580	4,710	—	—	—	—
18 x 80	47,680	52,390	4,710	—	—	—	—
20 x 30	27,740	30,810	5,630	60,540	63,630	—	—
20 x 40	31,360	34,630	5,630	64,530	67,790	—	—
20 x 50	34,800	38,430	5,630	70,690	74,310	\$97,340	\$100,780
20 x 60	38,430	42,240	5,630	78,490	82,290	102,230	106,040
20 x 70	48,040	53,110	5,630	89,360	94,080	114,010	118,730
20 x 80	57,100	62,900	5,630	97,150	102,780	121,630	127,240
24 x 40	32,990	35,890	10,510	84,100	88,450	—	—
24 x 50	43,140	47,130	10,510	95,700	100,410	—	—
24 x 60	53,290	58,360	10,510	106,940	112,380	128,690	117,810
24 x 70	63,440	69,790	10,510	120,900	127,240	138,840	133,590
24 x 80	72,860	80,110	10,510	130,140	137,390	149,350	144,640
24 x 90	80,840	89,000	10,510	—	—	—	—
30 x 60	74,500	81,750	15,410	—	—	—	—
30 x 70	86,460	94,980	15,410	—	—	—	—
30 x 80	98,790	108,580	15,410	—	—	—	—
30 x 90	107,300	117,810	15,410	—	—	—	—
30 x 100	—	127,240	15,410	—	—	—	—
30 x 110	—	136,660	15,410	—	—	—	—
30 x 120	—	146,090	15,410	—	—	—	—

Bottom Unloaders

(Add to conventional silos only)

Grain & Ground Ear Corn

20' diameter 6"	\$15,780
20' diameter 9"	22,480
24' diameter 9"	23,560

Forage (Chain Conveyor)

20' diameter	\$35,350
24' diameter	42,410
30' diameter	56,550

Top Unloaders

(Add to conventional silos only)

12' diameter	\$12,880
14' diameter	12,880
16' diameter	13,410
18' diameter	14,140
20' diameter	15,230
24' diameter	17,590

SILOS – STEEL

Steel bolted or riveted walls and roof, concrete foundation with ladder, chute and safety platform.

Size	Price
15 x 20	\$27,740
15 x 30	29,730
15 x 40	37,530
15 x 50	42,410
18 x 20	30,450
18 x 30	35,890
18 x 40	40,600
18 x 50	48,940

Size	Price
20 x 20	\$33,900
20 x 30	41,690
20 x 40	49,660
20 x 60	65,250
25 x 30	55,100
25 x 40	64,350
25 x 50	77,940
25 x 60	92,080



PORCELAIN STEEL SLURRY SYSTEM

Steel bolted or riveted walls and roof, concrete foundation with ladder, chute and safety platform.

Size	Gallons	Price	Size	Gallons	Price
25 x 14	52,900	\$29,550	81 x 14	549,400	\$145,360
25 x 19	69,900	36,610	81 x 19	726,600	161,860
25 x 23	87,000	43,140	81 x 23	903,800	178,540
42 x 14	146,900	63,800	81 x 28	1,081,100	205,730
42 x 19	194,400	81,030	95 x 14	755,700	154,790
42 x 23	241,800	96,430	95 x 19	999,200	191,950
42 x 28	289,200	110,030	101 x 14	847,300	161,310
50 x 14	211,800	84,460	101 x 19	1,120,400	199,010
50 x 19	280,000	104,040	101 x 23	1,394,200	245,050
59 x 14	288,300	99,330	101 x 28	1,667,300	290,190
59 x 19	381,200	120,900	112 x 14	1,046,000	180,160
62 x 14	316,100	97,340	112 x 19	1,383,000	225,660
62 x 19	418,100	116,730	120 x 14	1,209,200	203,910
62 x 23	520,100	137,580	120 x 19	1,598,800	255,020
62 x 28	622,000	157,690	120 x 23	1,988,400	313,560
70 x 14	408,600	117,090	120 x 28	2,378,000	370,660
70 x 19	540,200	130,330	123 x 14	1,265,000	210,980
78 x 14	512,500	139,390	123 x 19	1,673,000	266,800
78 x 19	677,600	147,360	140 x 14	1,634,400	266,630
			140 x 19	2,160,800	336,760

Concrete figured at ground level only.
Price does not include pump or wagon.

Stationary Pumps	(+)	Each	\$7,250
------------------	-----	------	---------

CONCRETE STAVE SLURRY SYSTEM

Size	Gallons	Price	Size	Gallons	Price
20 x 10	23,500	\$12,510	40 x 7.5	70,500	\$22,110
20 x 12.5	29,400	13,240	40 x 10	94,200	23,930
20 x 15	35,300	14,140	40 x 12.5	117,800	26,650
20 x 17.5	41,200	15,590	40 x 15	141,300	29,190
24 x 7.5	25,400	12,690	50 x 7.5	110,200	27,910
24 x 10	33,900	14,140	50 x 10	147,200	31,360
24 x 12.5	42,400	15,230	50 x 12.5	184,000	35,710
24 x 15	50,900	16,310	60 x 7.5	158,600	38,610
24 x 17.5	59,300	18,130	60 x 10	212,000	42,780
30 x 7.5	39,700	16,140	60 x 12.5	264,900	48,760
30 x 10	53,000	17,400	70 x 7.5	215,900	49,660
30 x 12.5	66,200	19,040	70 x 10	283,500	54,380
30 x 15	79,500	20,300	70 x 12.5	360,600	60,900
30 x 17.5	92,700	23,030	80 x 10	376,800	65,610
			80 x 12.5	471,000	73,410

Note: Concrete slurry systems are ground level systems. Prices include excavation.

CRIBS



3 GRADE
DOUBLE CRIB/OVERHEAD BIN



5 GRADE
DOUBLE CRIB



3 + 10 GRADE
CONCRETE STAVE
DOUBLE CRIB WITH OVERHEAD BIN



3 GRADE
DOUBLE CRIB/OVERHEAD BIN



3+10 GRADE
CONCRETE STAVE DOUBLE CRIB



5 GRADE
WIRE MESH CRIB



4 GRADE
DOUBLE CRIB



5 GRADE
DOUBLE CRIB

CRIBS

Foundation: Concrete walls and footings.

Walls: 1" x 6" boards with 1½" spacing on wood studs 10' to 12' high, with wood hinged or track door each end.

Roof: Gable, composition or wood shingles on 1" wood deck or roof boards, wood rafters.

Floor: Concrete or wood.

Mechanical Equipment: None.

Area	Price per S.F.	4 Grade
100	\$33.10	\$3,310
200	31.90	6,380
400	31.40	12,560
600	28.40	17,040
800	27.20	21,760
1,000	23.90	23,900
1,200	22.20	26,640
1,400	21.40	29,960
1,600	20.50	32,800
1,800	20.30	36,540
2,000	19.70	39,400
Over 2,000	19.50	—

ADJUSTMENTS TO BASE PRICE

Overhead Bins	(+)	P.S.F.	\$4.30
No Center Partitions	(-)	P.S.F.	4.70
Concrete or Tile Construction	(+)		30%
Single Crib w/ Single Pitched Roof, Slatted or Wire Mesh Walls, Wood Floor and Pier Foundation	(-)		50%
Granary w/ Solid Sides	(+)		10%
Same as Above and Lined	(+)		25%
Crib w/ One Side as Granary	(+)		10%



ROUND



RECTANGLE

WIRE GRAIN STORAGE BINS

Foundation: Concrete or equal.

Walls: Wire mesh.

Roof: Galvanized steel.

Frame: Steel frame.

Size	Round	
	Capacity	Cost
13' x 8'	500	\$1,860
13' x 12'	700	2,160
13' x 14'	850	2,430
13' x 17'	1,000	2,800
17' x 12'	1,400	3,410
17' x 14'	1,700	3,880

Size	Rectangle	
	Capacity	Cost
7' x 18'	600	\$2,160
7' x 27'	900	2,800
7' x 36'	1,200	3,710
10' x 18'	800	2,490
10' x 27'	1,200	3,410
10' x 36'	1,600	4,340

ADJUSTMENTS			
Each Additional 9' Section	(+)		\$940.00
Liner	(+)	P.S.F.S.A.	1.10
No Concrete Floor	(-)	P.S.F.	3.90



4 GRADE



5 GRADE

SHEDS

Foundation: Piers or wall foundation.

Walls: Vertical siding on wood studs 8' to 10' high, wood doors.

Roof: Gable, asphalt or wood shingles on wood deck or roof boards.

Floor: Concrete slab or wood plank and wood joist.

Mechanical Equipment: None.

Area	Price per S.F.	4
100	\$29.40	\$2,940
200	23.50	4,700
400	18.30	7,320
600	16.50	9,900
800	15.30	12,240
1,000	14.40	14,400
1,200	13.60	16,320
1,400	13.10	18,340
1,600	12.80	20,480
1,800	11.90	21,420
2,000	11.60	23,200
Over 2,000	11.40	—

ADJUSTMENTS TO BASE PRICE

Electric	(+)	P.S.F.	\$1.40
No Floor	(-)	P.S.F.	3.90
Masonry Construction – Same as Frame			



BOLTED STEEL
BULK FEED TANKS
W/ PVC FLEX AUGER SYSTEM



WELDED STEEL
BULK FEED TANKS



OPEN FEED BUNK – AUGER TYPE



FEED BUNK WITH CANOPY – BELT TYPE



CONCRETE SILAGE BUNKER
ABOVE GROUND



CONCRETE SILAGE BUNKER

STEEL BULK FEED TANKS

Size			Capacity		Price	
DIA	x	Sidewall Height	Bushel	Tons	Bolted Steel	Welded Steel
6'	x	3'	100	2.5	\$1,800	\$5,180
For each additional 1' of height add					80.00	208.00
For each additional bushel add					3.50	9.20
For each additional ton add					140.40	364.90
7'	x	3'	140	3.5	\$2,190	\$5,340
For each additional 1' of height add					105.00	237.00
For each additional bushel add					3.40	7.70
For each additional ton add					135.90	306.80
8'	x	5'	351	8.8	\$2,970	\$6,030
For each additional 1' of height add					135.00	266.00
For each additional bushel add					3.30	6.60
For each additional ton add					133.70	263.40
9'	x	5'	390	9.8	\$3,480	\$6,360
For each additional 1' of height add					165.00	320.00
For each additional bushel add					3.20	6.30
For each additional ton add					129.20	250.50
10'	x	10'	938	23.5	\$5,890	\$9,650
For each additional 1' of height add					200.00	390.00
For each additional bushel add					3.20	6.20
For each additional ton add					127.00	247.60
12'	x	10'	1,256	31.4	\$8,590	\$12,390
For each additional 1' of height add					280.00	448.00
For each additional bushel add					3.10	4.90
For each additional ton add					123.20	197.10
13.5'	x	10'	1,637	40.9	\$11,450	\$15,850
For each additional 1' of height add					347.00	540.00
For each additional bushel add					3.00	4.70
For each additional ton add					120.70	187.80
15'	x	10'	2,101	52.5	\$14,540	\$19,190
For each additional 1' of height add					425.00	665.00
For each additional bushel add					3.00	4.70
For each additional ton add					119.70	187.30
16'	x	10'	2,410	60.3	\$16,760	\$20,790
For each additional 1' of height add					480.00	755.00
For each additional bushel add					3.00	4.70
For each additional ton add					118.90	187.00
18'	x	11'	4,080	102.0	\$21,710	—
For each additional 1' of height add					585.00	—
For each additional bushel add					2.90	—
For each additional ton add					114.40	—
21'	x	11'	5,695	142.4	\$26,540	—
For each additional 1' of height add					668.00	—
For each additional bushel add					2.40	—
For each additional ton add					96.00	—
24'	x	11'	7,785	194.6	\$32,450	—
For each additional 1' of height add					807.00	—
For each additional bushel add					2.20	—
For each additional ton add					88.80	—
27'	x	11'	9,890	247.3	\$46,800	—
For each additional 1' of height add					1,005.00	—
For each additional bushel add					2.20	—
For each additional ton add					87.40	—
30'	x	11'	12,615	315.4	\$55,940	—
For each additional 1' of height add					1,200.00	—
For each additional bushel add					2.10	—
For each additional ton add					84.50	—

Double the above pricing for stainless steel construction.

These are typical prices constructed by contractor, complete with steel supports, concrete piers or pads, roof and ladder. Center draw. Price, bushel, and ton capacities may differ by 20% due to different degrees of slope to the hopper bottoms.

STEEL BULK FEED TANKS (CONTINUED)

ADD FOR INCLINED UNLOADING AUGER.

Unloader includes: boot, tail piece, tube and auger, motor and drive.

Size		H.P.	Price	Size		H.P.	Price
4" x 10'	x	1/2	\$990	8" x 10'	x	1 1/2	\$1,790
4" x 15'	x	3/4	1,100	8" x 15'	x	2	2,180
4" x 25'	x	3/4	1,300	8" x 25'	x	3	2,940
6" x 10'	x	3/4	1,180	8" x 40'	x	5	4,350
6" x 15'	x	1	1,340	10" x 10'	x	3	2,880
6" x 25'	x	2	1,960	10" x 15'	x	5	3,480
6" x 30'	x	3	2,310	10" x 25'	x	5	4,560
6" x 40'	x	5	2,940	10" x 40'	x	7 1/2	6,880

Some material add for unloading agitation system (chain type).

6' - 9' diameter bin x 1 1/2 H.P.	\$1,350
9' - 12' diameter bin x 3 H.P.	2,200
9' - 12' diameter bin x 5 H.P.	2,800

See Conveyors and Augers in Section 6 for large commercial conveyors and augers.

PVC FLEX AUGER SYSTEMS

Diameter	Price per L.F.									
	20'	30'	40'	50'	75'	100'	125'	150'	175'	200'
2 1/2"	\$79.75	\$54.50	\$42.25	\$35.00	\$26.00	\$19.50	\$17.25	\$14.75	\$13.75	\$12.50
3"	93.00	64.75	50.00	41.50	31.50	25.00	22.50	20.00	18.75	17.50
3 1/2"	98.00	67.50	54.00	44.75	33.75	27.00	25.25	23.75	22.00	20.25
5"	127.75	89.75	72.50	60.50	50.00	41.50	38.00	33.75	31.00	29.25

MISCELLANEOUS FARM ITEMS

FEEDER BUNKS

Pre-Cast Concrete Bunk "H" Type	(+)	P.L.F.	\$39.00
Pre-Cast Concrete Bunk (Fence)	(+)	P.L.F.	28.25
Wood Plank Bunk	(+)	P.L.F.	21.00
Wood Plank Bunk (Fence)	(+)	P.L.F.	16.25
Roof 8' to 12' Wide	(+)	P.L.F.	7.25

Add for concrete floors, see below.

MECHANICAL FEEDERS WITH AUTOMATIC CONTROLS

Auger w/ Drive	(+)	P.L.F.	50'	100'	150'
Belt Conveyor	(+)	P.L.F.	\$131.00	\$110.00	\$105.00
			163.00	143.00	136.00
Concrete Feed Floors or Aprons	P.S.F.	Price Range	\$2.70	-	\$4.10
		Typical			\$3.40

SILAGE TRENCHES OR PITS

Trench Silage Bunker

30' wide x 10' deep -

Concrete Walls and Bottom	(+)	P.L.F.	\$280.00 (Average)
Timber Walls and Concrete Bottom	(+)	P.L.F.	200.00 (Average)
Earth Walls and Concrete Bottom	(+)	P.L.F.	100.00 (Average)

For Each 2' of Variation in Depth

Add or Deduct 12%

For Each 2' of Variation in Width

Add or Deduct 3%