**DAIRY BARN**
Includes Concrete Floor

**Wood Frame**

- One Story $30 sq. ft.
- Two Story $40 sq. ft.
- Three Story/18' sidewall $55 sq. ft.
- Milk House $40 sq. ft.
- Milking Parlor $70 sq. ft.
- Silo/Feed Room $28 sq. ft.

Block or Concrete Lower Level adds $5 per sq. ft.

**Silo/Feed Room**

- Includes Concrete Floor $20 sq. ft.

**Additional Features-Dairy Barns**

- Automatic Feeders $91 per ft.
- Barn Cleaner $52 per linear ft.
- Loafing Free Stalls $150 per stall
- Parlor Stalls-Herring Bone $400 per stall
- Parlor Stalls-Walk Through $310 per stall
- Tie Stalls $100 per stall
- Pipeline and Equipment $125 per linear ft.

**BASIC POULTRY BUILDINGS**

Single story, includes equipment and attached equipment: 80% building, 20% equipment

**Wood Frame**

- One Story $17 - $32 sq. ft.
- Two Story $20 - $100 sq. ft.

**ELEVATOR LEG-PIPE AND EQUIPMENT**

<table>
<thead>
<tr>
<th>Discharge</th>
<th>Bushels per Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>2,000</td>
</tr>
<tr>
<td>30 ft</td>
<td>$34,465</td>
</tr>
<tr>
<td>40 ft</td>
<td>$35,708</td>
</tr>
<tr>
<td>50 ft</td>
<td>$37,119</td>
</tr>
<tr>
<td>60 ft</td>
<td>$38,670</td>
</tr>
<tr>
<td>70 ft</td>
<td>$39,942</td>
</tr>
<tr>
<td>80 ft</td>
<td>$41,354</td>
</tr>
<tr>
<td>90 ft</td>
<td>$42,607</td>
</tr>
<tr>
<td>100 ft</td>
<td>$44,145</td>
</tr>
<tr>
<td>110 ft</td>
<td>$45,898</td>
</tr>
<tr>
<td>120 ft</td>
<td>$46,998</td>
</tr>
</tbody>
</table>

**BULK FEED BIN**

- Storage Bin - Includes Perforated Floor

**GRAIN BINS**

- Commodity/Feed Bins:
  - 23 tons $13,910
  - 15 tons $9,630
  - 7 tons $5,415
  - 5 tons $4,235

- **HOG FINISHING**

- Hog Finishing - 8 sq. ft./pig
- 25x88 $175/pig
- 20x77 $180/pig
- 17x49 $1,000/sow
- 17x40 $1,365/sow
- 10x41 $4,800/sow

- **CONCRETE SILOS**

- Full Confinement/Wood Frame
  - 14 foot $8,000
  - 16 foot $8,200
  - 18 foot $8,700

- **CONCRETE SILOS**

- Over 1,000 pigs
  - 17x31 $33,000
  - 17x40 $38,000
  - 17x49 $43,000
  - 20x32 $37,000
  - 20x41 $43,000
  - 20x50 $48,000
  - 20x59 $54,000

**CONCRETE SILOS**

- Full Confinement/Wood Frame
- Includes Concrete Floors and equipment

**Square Foot Per Hog Valuation Conversion**

- Adjusted averages for Hallways and Utility Rooms

- Hog Finishing - 8 sq. ft./pig
- Nursery - 3 sq. ft./pig
- Gestation - with Stalls - 11 sq. ft./sow
- Gestation - Pens - 19 sq. ft./sow

**METAL GLASS-LINED SILOS**

**HOG BUILDING**

- Per Hog Method (Includes Additional Features)
  - Hog Finishing: $300 - $370/pig
  - Nursery/with Total Pit: $160 - $190/pig
  - Nursery/with Outside Pit: $150 - $180/pig
  - Gestation with Stalls: $1,150 - $1,365/sow
  - Gestation/Pens: $850 - $1,000/sow
  - Farrowing: $3,760 - $4,800/sow

Patterns thus vary greatly depending on complex to complex.

Please work closely with your client to establish the proper insurance to value for their individual complexes.

**HOPPER/PNEUMATIC AIR SYSTEMS**

- Base unit including the pump, air lock, motors and control panel - $23,550
- Add $2,350 - $3,530 per pipe/per bin
- Wet Holding Bins - $3.75 - $4.30 per bushel
- Add $0.30 per bushel for concrete on the auger
- Cross Augers: 4" - $65 per linear ft. & 6" - $82 per linear ft.
- Air Fan - $2.210 each
- Unloading Auger 6" - 12" - $1,070 - $5,350 each

**COMMODITY/FEED BINS**

- Smooth Wall - $3.75 - $4.30 per bushel + cone
- Corrugated - $2.15 per bushel + cone
- Hopper Cones - $2.80 - $8,560 each

Please Note:

- Different components, specification and support systems are used in each grain handling / storing complex. Values therefore will vary greatly from complex to complex. Please work closely with your client to establish the proper insurance to value for their individual complexes.
**Agricultural Building Valuation Guide**

For Insurance Classification

**IOWA**  
**NEBRASKA**  
**SOUTH DAKOTA**  
**WISCONSIN**  
**OKLAHOMA**

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**2019**

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**This GUIDE is intended to be used to establish MINIMUM VALUES for insurance classification only. It is the insured’s responsibility to determine appropriate insurance coverage amounts including replacement cost values.**

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**BASIC HORSE BUILDINGS**

<table>
<thead>
<tr>
<th>Type</th>
<th>Non-Insulated</th>
<th>Insulated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barn Stable</td>
<td>$18 - $21 sq. ft.</td>
<td>$26 - $40 sq. ft.</td>
</tr>
<tr>
<td>Arena</td>
<td>$15 - $18 sq. ft.</td>
<td>$20 - $24 sq. ft.</td>
</tr>
</tbody>
</table>

**Knee Board in Arena**: $27 linear ft.

**Box Stalls**: $4,000 - $5,000 each

**Tack Room**: $4,000 each

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**MACHINE SHEDS**

**POLE BUILDINGS & SHOPS**

Basic Pole Building: Dirt Floor, Simple Electricity, (row of lights down center), rolling doors on ends, one service Door.

<table>
<thead>
<tr>
<th>Sidewall Height</th>
<th>$12 - $16</th>
<th>$13 - $17</th>
<th>$16 - $21</th>
<th>$20 - $25</th>
</tr>
</thead>
<tbody>
<tr>
<td>10'/12'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**STEEL FRAME SHEDS**

<table>
<thead>
<tr>
<th>Sidewall Height</th>
<th>$20 - $24</th>
<th>$26 - $29</th>
<th>$31 - $35</th>
<th>$38 - $42</th>
</tr>
</thead>
<tbody>
<tr>
<td>14'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Building Add-ons Unless Otherwise Noted:**

- Concrete: $6.00 per sq. ft.
- In floor Heat: $8 - $10 per sq. ft. plus concrete
- Living Area/Office: $75 - $100 per sq. ft.
- Large Bi-fold Doors: 30x14 - $12,400
- 40x16 - $17,000
- 50x18 - $26,000
- Lean To, No Concrete: $12 - $15 per sq. ft.
- Insulation & Covering: $8 - $12 per sq. ft. of floor area
- For Spray Foam Insulation: Add $3 to $10 depending on wall height
- Electrical: $3,000 - $4,000
- 30 x 40 Shop/Shed (Lights, outlets, for basic bench, etc. Few outlets around the building, exterior entrance door light, one “yard light”
- $7,000 - $10,000
- 60 x 40 Shop/Shed heavy wiring for welding, bigger shop lights, office area.

**IRRIGATION SYSTEMS**

- Pivot Systems: $67 - $70 per foot
- Basic Pump Motor: $15,000 - $18,000 each
- Power: $15,000 - $20,000
- Corner: $47,000 - $50,000
- Anti-theft Feature: $2,500 per unit

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**GARAGES**

Includes concrete floors, simple electricity, overhead door, and service door

<table>
<thead>
<tr>
<th>Type</th>
<th>1 car</th>
<th>2 car &amp; Over 600 sq. ft.</th>
<th>$10 - $17 per sq. ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wood Frame</td>
<td>$30 - $40/sq. ft.</td>
<td>$28-$38/sq. ft.</td>
<td>$18-$25/sq.ft.</td>
</tr>
</tbody>
</table>

**QUONSET BUILDINGS**

**Wood Frame**

<table>
<thead>
<tr>
<th>Type</th>
<th>Under 40 ft. long</th>
<th>40 ft. or longer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shop/Shed</td>
<td>$18 per sq. ft.</td>
<td>$15 per sq. ft.</td>
</tr>
<tr>
<td>Block Buildings</td>
<td>$20 per sq. ft.</td>
<td>$20 per sq. ft.</td>
</tr>
</tbody>
</table>

**Steel Frame**

<table>
<thead>
<tr>
<th>Type</th>
<th>$25 per sq. ft.</th>
</tr>
</thead>
</table>

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**Basic HOOP BUILDINGS**

Up to 72 ft. span cover & truss system only

- $8-$11 per square foot.

Over 72 ft. span cover & truss system only

- Contact manufacturer

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**OTHER BUILDINGS**

Other Frame Buildings $25-$38 per sq. ft.

Frame Additions $18-$25 per sq. ft.

Block Buildings $30-$45 per sq. ft.