

TURNKEY CATTLE FACILITY AVAILABLE

ASKING PRICE: \$329,000

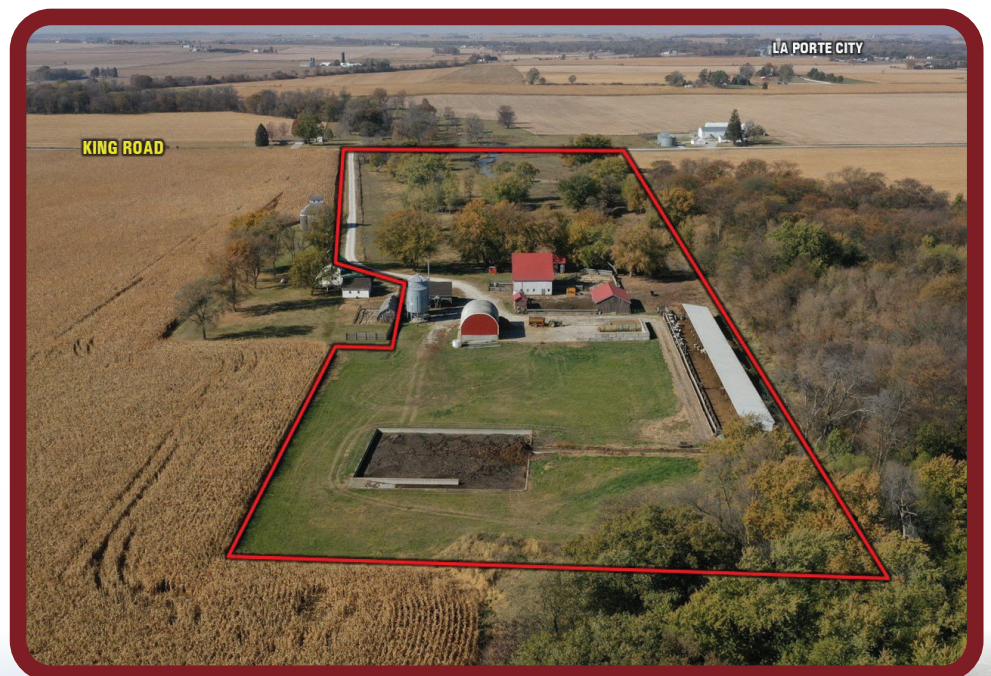
DIRECTIONS > > > >

From La Porte City, Iowa: Travel east on Bishop Avenue for two miles to King Road. Head south on King Road for 2/3 mile and the property will be located on the east side of the road. The property is less than 1/2 mile north of 50th Street on King Road if traveling from the south.



Cattle Feedlot Facility Available! Extraordinary opportunity to own a well-maintained, turnkey cattle operation and 19.17 acres m/l in southeast Black Hawk County, Iowa. This facility has had many upgrades over the years the most substantial is a 18'x300' bed pack barn that boasts 300+ head capacity. Additionally, the property offers a four bay commodity shed, two 18' hopper bottom bins, and a lagoon less than 20 years of age. A new well, silage bunker, and new shed roofs have been added since 2015. In addition to the building site,

there are 13 acres m/l fenced for pasture with ample water provided by Rock Creek. The facility is currently owner-operated and possession can be transferred at Closing or if the Seller is willing to continue leasing to create an attractive investment. The working chute, alleyway, and tub are not included in the sale but could be made available to the Buyer. The property is located just east of La Porte City near Highway 218 and Interstate 380 in Section 33 of Big Creek 'E' Township, Black Hawk County, Iowa.



TRAVIS SMOCK

319.361.8089

Travis@PeoplesCompany.com