



CATTLE RANCH FOR SALE



78.50 ACRES | BRANDON, IOWA

Listing #18807

TRAVIS SMOCK | 319.361.8089

Travis.Smock@PeoplesCompany.com | IA LIC S62642000

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

Peoples Company is honored to offer the Limerock Ranch located at 3251 Brandon Diagonal Blvd., Brandon, IA. This 78.5 acre m/l property offers a complete, turn-key cattle operation with excellent improvements and a highly efficient home. Situated just $\frac{1}{4}$ mile off the blacktop and 1 mile from I-380, the farm provides easy access to populated areas, approximately 20 minutes to Waterloo and 25 minutes to Cedar Rapids, while maintaining privacy and small-town charm.

The 4-bedroom, 2-bath berm home, built in 1998, is tucked into a hillside and surrounded by timber for privacy and energy efficiency. The home features an open living room and kitchen, in-floor heat, wood burner, no-step entry, attached 2-car garage, remodeled bathrooms (2015), and a new water heater (2023). Outdoor amenities include a large vegetable garden, flower beds, and a decorative pond.

Livestock improvements include a 28' x 96' open-front cattle shed built in 2017, 96' x 105' concrete cattle yards, 93' x 150' bunker silo, 8,000-gallon liquid feed storage tanks, paddocked pastures, and six Cobett waterers. Consistent manure application has contributed to excellent soil fertility. The pasture and paddock areas all feature excellent fencing. A heated shop with office space and lofted living area adds versatility for farm operations.

The property includes approximately 52.29 currently farmed acres carrying an average CSR2 of 77. The main soil type is Kenyon loam with a CSR2 rating of 90. The tillable portion of the farm is highly productive and was recently pattern tiled, creating strong feed production potential.

Located in the Independence Community School District, with nearby options including Vinton, Center Point, and La Porte City, this property is well-suited for cattle producers, hobby farmers, or those seeking efficient rural living with convenient city access. Don't miss the rare opportunity to purchase a cattle facility that is 100% ready to go with no improvements needed.

***RL Fleckviek Limerock Ranch is relocating. The business name, cattle, and equipment are not available with the property.*

ASKING PRICE: \$1,600,000

NET TAXES: \$5,728



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STYLE: 1 STORY BERMED
ZONING: AG, AG DWELLING
BEDROOMS: 4
FULL BATHROOMS: 2
YEAR BUILT: 1998
LIVING AREA SQUARE FEET: 1770



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2300 Swan Lake Boulevard, Ste
300 Independence, IA 50644



PeoplesCompany.com
Listing #18807



SCAN THE QR CODE
FOR MORE INFO!

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DIRECTIONS

From Brandon: Travel east on Main Street for half a mile. Turn north onto Brandon Diagonal Boulevard and travel for 0.4 miles. The property will be on the north side of the road.

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