FOR SALE

COMMERCIAL CATTLE FEEDING FACILITY

GUTHRIE COUNTY

SPARKS FAMILY CATTLE LLC.

EST. 2015

PANORA IOWA

8.26 ACRES M/L

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Listing #19305

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

FOR SALE

COMMERCIAL CATTLE FEEDING FACILITY

This turn-key commercial cattle feeding facility is located in east-central Guthrie County, Iowa, approximately five miles southeast of Panora, Iowa. Situated within a well-established livestock and row-crop production region, this feeding facility has been developed with efficiency, durability, and cattle performance in mind. This property offers modern improvements and a highly functional layout suitable for finishing cattle, backgrounding programs, or continued breeding and calving use. The facility features well-defined feed alleys for feeding, efficient indoor and outdoor pen layout for handling various weights of cattle, well-placed gates for efficient cattle processing and low-stress cattle handling, and concrete infrastructure that reduces weather impacts.

OUTBUILDINGS

At the core of the operation is a 43' x 320' hoop building, built in 2016, with eight indoor pens designed for year-round use. The hoop barn provides excellent natural ventilation and lighting, along with 12' concrete feeding aprons, high-capacity high-back feed bunks, metal pipe fencing, and Ritchie automatic waterers shared between every two pens. The barn includes 320 feet of continuous bunk line along the southern side of the building, providing weather-protected feeding strategies during adverse conditions.

PROPERTY IMPROVEMENTS

- A 32' x 72' steel utility building, built in 2021.
- A 24' x 30' office building, built in 2016. A wall-mounted medicator located in the office barn allows water-soluble treatments to be delivered directly to the hoop barn waterers, further enhancing herd-health management capabilities.
- A 36' x 90' commodity hoop building, built in 2017, with multiple bays for feedstuff storage. The commodity building also includes a 5,000-gallon liquid bulk bin for liquid feed additives and a 3' high concrete loading ramp, allowing skid-loader loading of feed mixing wagons without the need for an additional tractor.
- The surface between the hoop barn and commodity shed is improved with recycled asphalt, providing a solid, all-weather foundation for equipment traffic.
- Water is supplied by the Xenia Rural Water District, ensuring dependable water availability for all ruminants on feed.

32' X 72' STEEL UTILITY BUILDING

24' X 30' OFFICE BUILDING

36' X 90' COMMODITY HOOP BUILDING

CATTLE PENS

There are six outdoor dry lot pens, located on the western side of the operation, that include 4 bunk lines of approximately 780 feet, for a combined 1,100 feet of indoor and outdoor bunk space across the entire cattle feedlot. Outdoor pens are constructed for cattle comfort with proper drainage, automatic waterers, windbreaks, and shade structures. Based on typical stocking rates, the facility supports an estimated capacity of approximately 999 head, depending on cattle size, ration strategy, and management approach.

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Located in Section 22 of Jackson Township, this area reflects the strong agricultural heritage and dependable infrastructure that Guthrie County is known for. This property represents an outstanding opportunity for feedlot operators, expanding cattle enterprises, or agricultural investors seeking a cattle feeding facility with substantial existing improvements and long-term income-producing potential.

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

1108 S. 44th Street, Suite 102
Cumming, IA 50061

PeoplesCompany.com
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DIRECTIONS

From Panora, Iowa: Travel south on County Highway P28/Wagon Road for approximately 4.50 miles and turn left (east) onto 248th Trail. Continue for 0.65 miles and continue straight (east) on 255th Street. Continue for approximately 0.40 miles, and the feedlot will be located on the north side of the road. Look for the Peoples Company sign.

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