

LISTING #19459

# HIGH-QUALITY POULTRY & AGRICULTURAL PRODUCTION FACILITY

POTTAWATTAMIE COUNTY *Iowa*



**13.11**  
*Surveyed Acres*

PEOPLES COMPANY

**BRANDON TESSAU**

515.850.8179 IA LIC S70862000

BRANDON.TESSAU@PEOPLESCOMPANY.COM

CENTURY 21

SIGNATURE REAL ESTATE

**PENNY GABLE**

641.325.0010 IA LIC S55526000

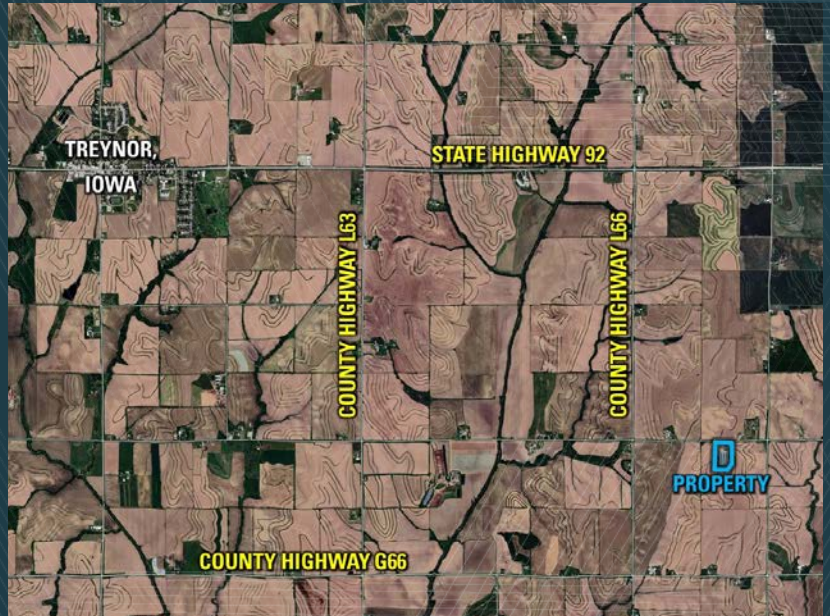
PENNY@C21SRE.COM

# 13.11 SURVEYED ACRES

## ABOUT THE PROPERTY

Located just outside Treynor, Iowa, this exceptional 13.11 surveyed acre m/l property offers a rare opportunity for poultry growers, agricultural operators, investors, or diversified farming businesses seeking a desirable rural production site with extensive infrastructure already in place.

The property features four production buildings, a Morton building, grain storage, solar infrastructure, backup power systems, and an onsite residential dwelling ideal for owner occupancy, employee housing, or rental income. A new well was installed on the property in 2025, with two additional wells in 2026 (contact the agent for details). Most recently utilized as a broiler chicken growing operation under a Smart Chicken contract (contact agent for details), the facility offers flexibility for a variety of poultry and agricultural production uses. Don't miss this unique investment opportunity in Western Iowa! control rooms, and a backup generator.



**FROM TREYNOR, IOWA:** Head east on State Highway 92 for 5 miles. Turn right (south) on 350th Street. Continue straight for 2 miles. Turn right on Beechnut Road. The property is located on the left. Look for the Peoples Company sign.

## PRODUCTION BUILDINGS

The property includes four well-maintained 21,930 sq. ft. barns designed for efficient poultry and agricultural production operations. The barns were most recently utilized for broiler chicken growing but offer infrastructure adaptable to a variety of poultry production applications.

Two buildings were constructed in 2014, with two additional buildings added in 2017. Per the Iowa DNR Animal Feeding Operation registry, the facility has a combined permitted capacity of approximately 99,500 broiler chickens (3 pounds or more). The operation includes six steel bulk feed tanks with 12-ton capacity, integrated feed and watering systems, heating and ventilation equipment, cooling systems, control rooms, and a backup generator.

- Four buildings totaling approximately 87,720 sq. ft.
- Dimensions per building: 510' x 43'
- Pole-frame construction
- Metal siding and roofing
- Poured concrete foundations
- Integrated feed and watering systems
- Heating, ventilation, and cooling systems
- Backup power generator
- Approximately 25,000 bird capacity per building
- Two buildings built in 2014
- Two buildings built in 2017

*Listing Price* \$1,400,000

## SOLAR INFRASTRUCTURE

The operation includes 96 solar panels located behind the poultry barns that help offset electrical costs associated with day-to-day production. With poultry houses requiring power for ventilation, lighting, controllers, and other equipment, the solar system provides supplemental energy that can help reduce operating expenses and improve overall efficiency. This added infrastructure offers growers an opportunity to better manage energy costs and enhance the long-term profitability of the operation.

## UTILITIES

This is a rare opportunity to acquire a high-quality agricultural production site with extensive infrastructure already in place in Western Iowa. Properties offering this combination of production capacity, storage, operator housing, and operational flexibility rarely come available. Contact the listing agent to schedule a showing today!

- Electric: MidAmerican Energy
- Water: Private well (new wells installed in 2025 & 2026)
- Natural Gas: Black Hills Energy
- Basement washer and dryer

## RESIDENTIAL DWELLING

The onsite two-story farmhouse provides comfortable living quarters for owners, employees, or tenants and could serve as an additional income-producing asset. \*There have been additional painting and improvement projects inside the dwelling. A new septic system was installed in the last 12 months.

- Approximately 2,564 sq. ft. of living space
- Three bedrooms
- Two bathrooms
- Original wood floors, doors, and finishes
- Stone wood-burning fireplace
- Covered front porch
- Unfinished basement
- Stainless-steel refrigerator
- Stainless-steel gas range
- Dishwasher
- Basement washer and dryer

## GRAIN STORAGE

The property includes two grain bins that may support onsite operations or provide additional income potential through leasing opportunities.

- 36' x 29' grain bin installed in 2020  
*estimated 26,000 bushel capacity*
- 38' x 30' grain bin installed in 1978  
*estimated 30,000 bushel capacity*

## POULTRY & AGRICULTURAL PRODUCTION FACILITY

### EQUIPMENT

\*MAY BE INCLUDED IN THE SALE

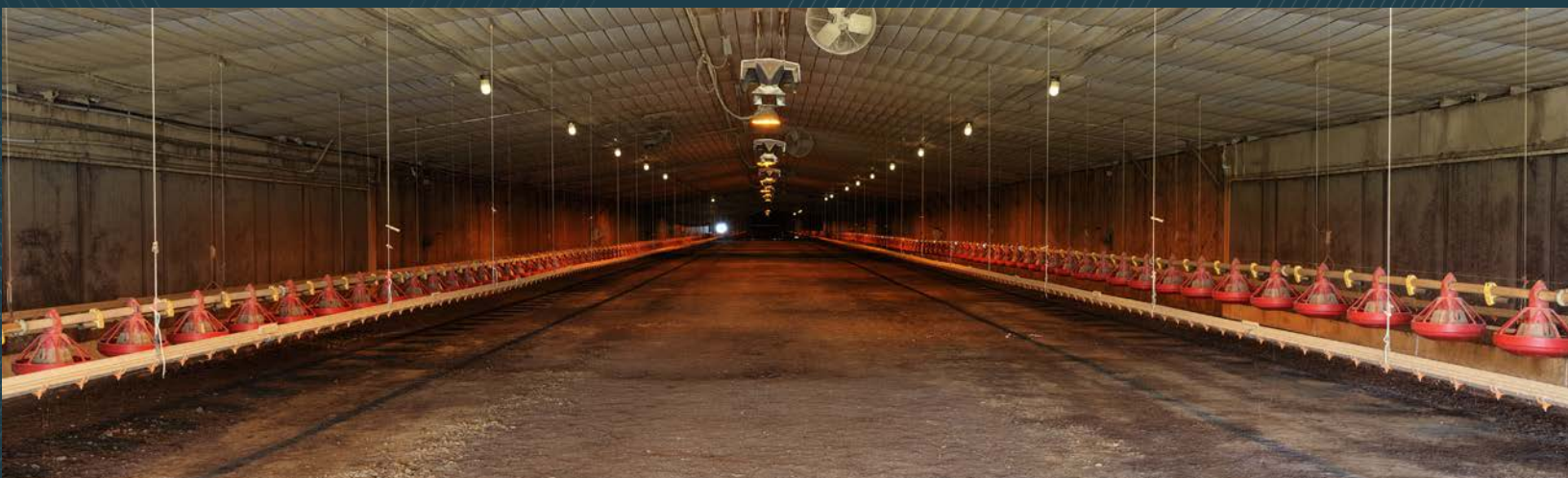
- Manure Conditioner
- Disc
- Manure Windrower
- Landscape Rake
- Pellet Spreader
- Litter Buckets

## MORTON BUILDING

A large Morton building onsite provides excellent storage space for equipment, tools, machinery, and operational support needs.

- 52' x 150' Morton Building
- Built in 2012
- Approximately 7,800 sq. ft. of covered storage
- Currently utilized for poultry and agricultural equipment storage

# 34697 BEECHNUT ROAD CARSON, IA 51525





1108 S. 44TH STREET, SUITE 102  
CUMMING, IA 50061



PeoplesCompany.com  
Listing #19459



**SCAN THE QR**  
CODE TO THE  
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TO VIEW THIS  
LISTING ONLINE!

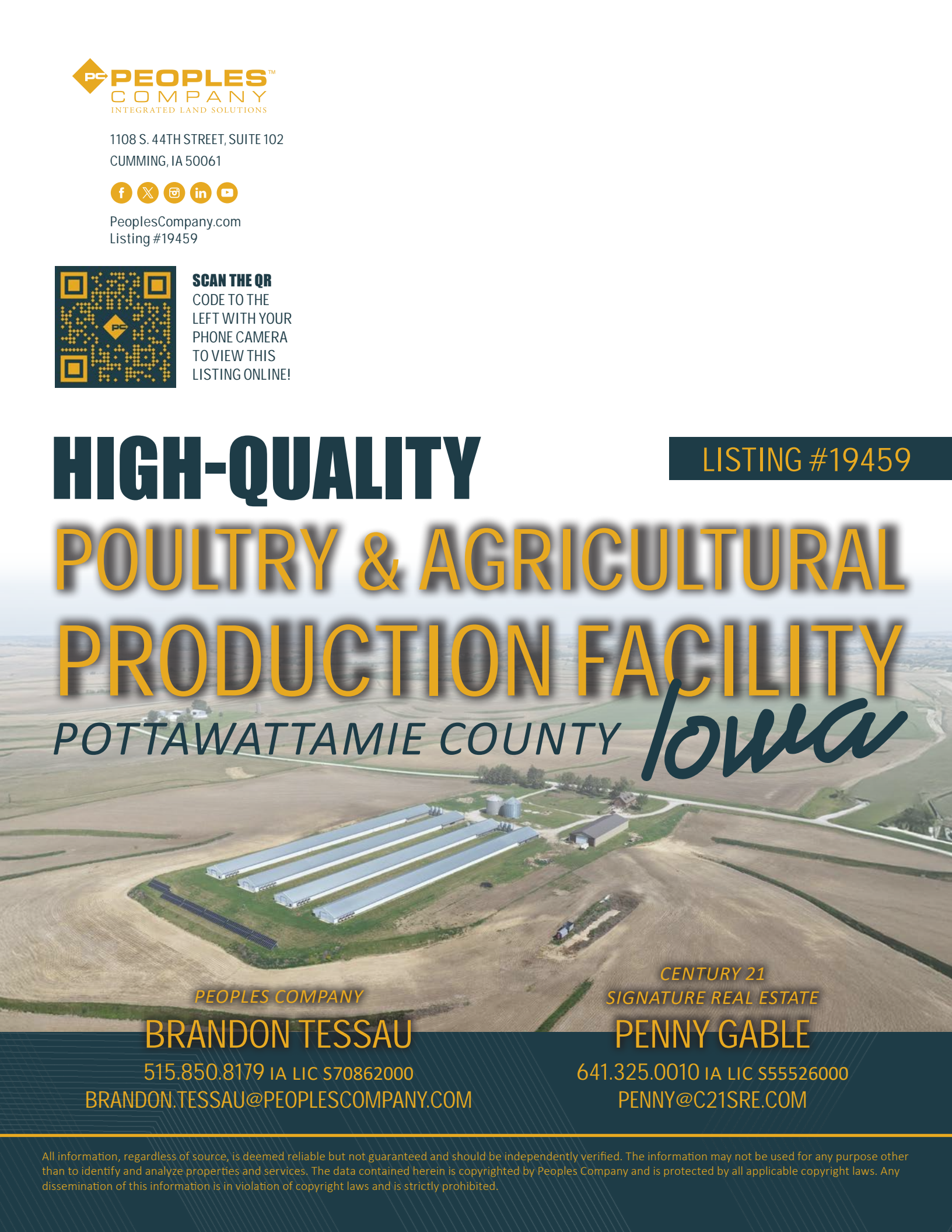
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