



LOCATED IN
DECATUR COUNTY, IOWA

4500 HEAD CUSTOM CATTLE FEEDLOT FOR SALE

156.45 SURVEYED ACRES M/L IN 2 TRACTS



NORTH FEEDLOT



MAIN FEEDLOT



6000' M/L OF CONCRETE BUNKS



WATCH VIDEO ON OUR WEBSITE!

PEOPLES COMPANY.COM



Listing Agent:

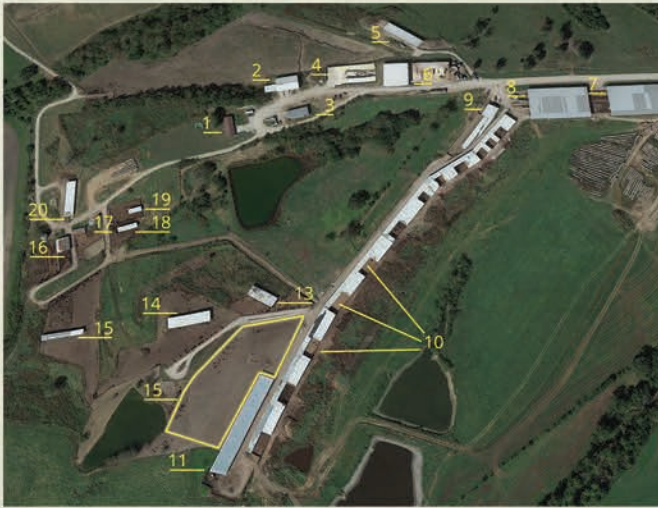
Jared R. Chambers

641.414.0234 Jared@PeoplesCompany.com

CONTACT LISTING AGENT
FOR DETAILS ON PRICING

LISTING#: 13541

FOR MORE DETAILED INFO, MAPS, & PICTURES GO TO **PEOPLES COMPANY.COM**



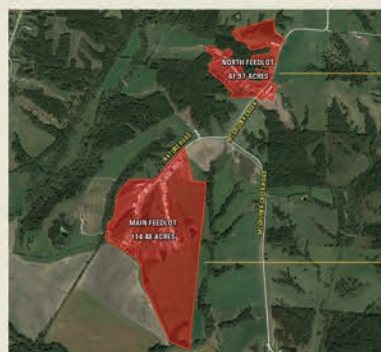
MAIN FEEDLOT

1. Owner/Manager - 3 Bedroom Ranch Style Home
2. Shop – 60' x 80' heated
3. Machine shed
4. Three bay concrete bunk pit
5. 152' x 32' building with 2 pens x 45 head each with concrete bunks
6. Covered grain & feed ingredient storage buildings
7. 210' x 120' building with 8 pens – (2) - 65 head, (2) - 60 head, (2) - 30 head, (2) - 25 head pens with concrete bunks
8. 210' x 120' building with 8 pens - (2) - 60 head and (6) - 40 head pens with concrete bunks
9. Office Building with inside working facilities, load-out facilities, and scales
10. 1408' x 44' building with 12 pens - (6) - 100 head, (4) - 50 head, and (2) - 30 head pens with concrete bunks
11. 300' x 45' building with 4 pens - (3) - 50 head pens and (1) - 30 head pen with concrete bunks
12. Outside lot – 100 head – with concrete bunks – no shade
13. Full cement lot with shade - 150 head with concrete bunks
14. Open dirt lot with shade - 180 head with concrete bunks
15. Open dirt lot with shade - 150 head with 30' apron and concrete bunks
16. Metal building with cement - 2 pens - 50 head & 40 head with concrete bunks
17. Metal building with cement - 1 pen - 50 head with concrete bunks
18. All cement lot with shade - 50 head with concrete bunks
19. All cement lot with shade - 50 head with concrete bunks
20. 128' x 32' building - 70 head with concrete bunks



NORTH FEEDLOT

21. Employee house with 3 bedrooms
22. Detached garage
23. Building with cement - 3 pens – (1) – 20 head and (2) – 10 head pens with concrete bunks
24. Building with working facilities (inside), loadout facilities, and scales
25. 6 dirt lots with shade – 6 pens - 100 head each with concrete bunks
26. 152' x 32' building - 1 pen - 100 head with concrete bunks
27. 192' x 32' building with 2 pens - 75 head each x 2 with concrete bunks
28. 660' x 32' building with 7 pens – (3)-65 head, (2)-50 head, and (2)-35 head pens with concrete bunks
29. 144' x 46' building with 1 pen - 100 head with concrete bunks
30. 228' x 50' building with 2 pens - 100 head and 60 head with concrete bunks
31. Open pasture lot - 50 head with concrete bunks
32. 240' x 56' building with 2 pens - 110 head and 60 head with concrete bunks
33. Open dirt lot - 50 head – with concrete bunks - no shade
34. 144' x 48' building with 1 pen - 80 head with concrete bunks



FEEDLOTS



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DESCRIPTION

Build upon a fully-furnished cattle feedlot operation decades in the making. This turnkey operation is ready for you on day one. You'll only need a few minutes here to discover why Peoples Company is proudly presenting this Decatur County gem located just 3.5 miles south of Leon, and a quick drive to the amenities of the Des Moines metro area. This facility has approximately 22 covered cattle buildings with several containing concrete floors and 6,000 feet m/l of concrete bunks situated throughout the farm. A 60' x 80' shop is within a short walking distance from the main home with multiple other buildings nearby to park machinery & equipment. This operation has a large concrete bunk pit with 3 bays used for feed storage, inside working facilities (both locations), office, two certified scales, load-out facilities, and a large covered grain and feed ingredient storage area. Two homes rest on this operation with the owner/manager ranch home consisting of 3 bedrooms, one full bath, finished basement, and 2 car garage. The sellers have owned and managed this custom feedlot for over 20 years and have maintained a solid reputation with their clients, with many of them being long-term. To schedule a viewing of this successful operation please contact the listing agent, Jared Chambers at 641.414.0234.

ADDITIONAL INFO

A full line of late-model machinery & equipment used in the daily operations is available to purchase as well. Listing price does not include ownership of the cattle or the machinery & equipment. Additional land is available that borders the feedlot farmland.

DIRECTIONS

From Leon, Iowa travel south on South Main Street/Pleasanton Road approximately 1 mile to McGruder Creek Road. Travel southwest on McGruder Creek Road approximately 1.25 miles. Turn west onto Nature Road. Feedlots are situated along Nature Road and McGruder Creek Road. Local address is 25146 Nature Road, Leon, Iowa 50144. Watch for signs!



WATCH VIDEO ON OUR WEBSITE!

SELLER



PEOPLES COMPANY.COM



12119 Stratford Drive, Suite B
Clive, Iowa 50325
Phone: 855.800.LAND (5263)

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Peoples Company
12119 Stratford Drive, Suite B
Clive, Iowa 50325

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OFFICE, SCALES & INSIDE WORKING FACILITIES

SOUTHERN IOWA 4500 HEAD CUSTOM CATTLE FEEDLOT FOR SALE



COVERED GRAIN & FEED INGREDIENT STORAGE BUILDINGS

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