

LISTING #17743



40 ACRES M/L

# CATTLE FACILITIES

AVAILABLE



20912 BEAUMONT AVENUE  
LINDEN, IOWA 50146



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# DIRECTIONS

**From Panora, Iowa:** Travel east out of town on Iowa Highway 44 for 6 miles and turn left (north) on County Highway P46. Continue north for 3 miles and turn left (west) onto 210th Street. Continue for 1.50 miles and the farm will be located northeast of the intersection of Beaumont Avenue and 210th Street. Look for the Peoples Company signs.

**From Perry, Iowa:** Travel west out of town on Iowa Highway 141 for 5 miles and turn left (south) onto County Highway P46. Continue south for 7 miles and turn right (west) onto 210 Street. Continue for 1.50 miles and the farm will be located on the north side of the road. Look for the Peoples Company signs.



## TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
L138B	Clarion loam	13.88	49.05%		88
L107	Webster clay loam	5.98	21.13%		88
L55	Nicollet loam	5.60	19.79%		91
L507	Canisteo clay loam	2.84	10.04%		87
<b>Weighted Average:</b>					<b>88.5</b>



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# 40 ACRES M/L | DALLAS COUNTY, IA

**Central Iowa Cattle Feeding Operation Available** - Peoples Company is pleased to present this outstanding opportunity to own 40 gross acres m/l in Central Iowa equipped with turn-key cattle feeding and/or "Calving Under Roof" facilities, several outbuildings, a residential dwelling, and high-quality tillable farmland acres, located in northwest Dallas County, Iowa.

## **Cattle Feeding / "Calving Under Roof" Facilities**

These premier cattle feeding / "Calving Under Roof" facilities consist of three Accu-Steel Hoop Buildings. The north cattle hoop barn is 62' x 400', built in 2017, the south cattle hoop barn is 46' x 320', built in 2016, and the 30' x 60' Commodity Hoop Building, situated on a 75' x 80' concrete pad, is located closest to 210th Street. Each of the cattle hoop buildings has had significant improvements with 12' concrete feeding aprons, concrete feeding bunks located on the south side of both buildings, metal pipe fencing, Ritchie waterers shared between every two feeding pens, smaller sorting pens, small grain bins for creep feeding calves while under roof, and Stiebel Eltron Electro Micro tankless water heaters. Additionally, the commodity hoop building offers three bays for storing feedstuff ingredients, 2 5,000-gallon (10,000 gallon total) liquid bulk bins for liquid additives for feedstuffs, and 3' high concrete loading ramp for skid loaders to fill feed mixing wagons without the requirement of another tractor on the farm.

Water is currently supplied through the Xenia Rural Water District for the farm and there is an 11,000-gallon cistern to accommodate the drinking behavior of cattle that ensures adequate supply for their demand. The cistern refills in the off-hours or throughout the day to be ready for the next thirst window of cattle. There is a 300' well on-site and the pump is located 100' deep, but the well has not been recently utilized. Additionally, there is a wall medicator available in each of the office barns, located on the west end of each hoop building, that can supply water-soluble treatments to the Ritchie waterers for the eight pens of cattle.

## **Outbuildings:**

- There are multiple outdoor buildings, including a 54' x 72' Morton machine shed, a 20' x 20' outdoor shed, a 25' x 52' hog building, a 26' x 30' heated machine shop, 44' x 32' machine shed with lean-tos, and 20' x 110' lean-to.
- The 54' x 72' Morton shed, built in 1977, contains two sliding doors on the south and dirt floors.
- The 20' x 20' shed and 25' x 52' hog building, built in 1950, provides additional storage space on the farm.
- The 26' x 30' heated machine shop, built in 1950, has a forced-air Lenox heater with a 500-gallon LP tank and concrete floors.
- The 44' x 32' machine shed with lean-tos contains a Reznor LP heater but is not currently hooked up.
- An 80' x 110' concrete pad with nearly 100' of concrete feed bunks

and metal pipe fencing is attached to the 20' x 110' Lean-To, located in the center of the farm, that provides additional space for feeding cattle.

**Residential Dwelling:** The farm contains a 1,282 sq. ft single-family, ranch style home with a full basement and attached 2-car garage, built in 1956, which includes 3 bedrooms and 1 bathroom on the main level. The kitchen is equipped with a General Electric glass top stove, Amana fridge (Model #TX18VC), LG microwave, and Frigidaire dishwasher. Additionally, there is high efficiency LP Rheem Heating and Cooling Prestige Series unit that was replaced within the last two years, a 50-gallon LP Vanguard EverKleen water heater (Model #6E717A), Maytag washer, an electric Amana dryer, and a shower located in the basement. There is an egress window in the northwest corner of basement that would allow an additional bedroom to possibly be added to the home in the future. This space is currently used as the main office and provides a large open area with a highly usable and functional space.

**Cropland Acres:** The balance of the farm consists of 28.30 FSA cropland acres carrying a CSR2 of 88.5 and comprised of the highly productive, primary soil types Clarion loam, Webster clay loam, and Nicollet loam. The farmland acres are currently utilized for row crop production and could be rented for additional income or seeded to alfalfa to supply additional forage requirements of livestock production.

## **Additional features on the 40 acres include:**

- Located directly north of the large hoop building, there is a constructed, ready-made dirt pad available for an additional 46' x 400' hoop-building in the future, should a Buyer want to expand the cattle feeding / "Calving Under Roof" facilities.
- A circle drive to unload/load cattle trailers with ease and convenience.
- Multiple outdoor paddocks for grazing livestock equipped with metal pipe fencing and Ritchie waterers.
- A 7,000-bushel Conrad grain bin is located immediately adjacent to the heated 26' x 30' machine shed.
- Two outdoor grain bin patios with a 25' diameter above ground, outdoor swimming pool, and deck are located directly southwest of the 44' x 32' machine shed with lean-tos.
- Electricity is supplied through Guthrie County REC with a 400 Amp service box, located south of the machine building, providing separate service for all the outbuildings and cattle facilities from the residential dwelling.

This turn-key cattle operation is located at 20912 Beaumont Avenue, Linden, Iowa 50146 in Section 17 of Lincoln Township in Dallas County, Iowa. Don't miss out on this tremendous opportunity to own these premier cattle feeding / "Calving Under Roof" facilities for generations to come!

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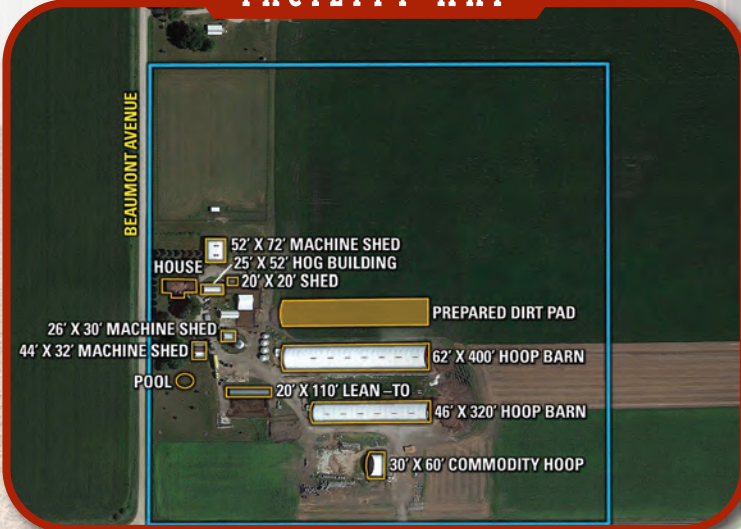


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# CATTLE FACILITIES AVAILABLE



## FACILITY MAP





12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #17743



SCAN the QR code with  
your phone to view this  
listing online or visit

LISTING #17743



40 ACRES M/L

# CATTLE FACILITIES

360° DEGREE TOUR  
AVAILABLE ONLINE

1,282 SQ. FT. SINGLE-FAMILY  
RANCH STYLE HOUSE  
(3-BEDROOM, 1-BATHROOM) WITH BASEMENT



SCAN the QR code with your phone to  
take a 360° tour on the facilities and  
home of this property.

