### For Sale or Lease

25146 Nature Rd

Leon, IA 50144





WB Realty Co is proud to offer this 2989-head feedlot, consisting of 1075 head of confined spaces and 1914 head of open lot. This property has a long-standing history in the southern Iowa custom feeding industry. Situated on 295 acres of land, it also includes a renovated home and 8 structures. To learn more about Silverado Feeders, please visit silveradofarms.com.

#### **PROPERTY FEATURES**

- 295 Acres
- 155 Acres Tillable
- 42 Acres Hay Ground
- 6+ Acres of Concrete
- 2.989 Head
- Renovated Home
- Hospital Barn

Price: \$2,700,000

- 4 Ponds/Lagoons
- 80,000 lb Weigh Scale
- Commodities Storage



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Broker/Owner

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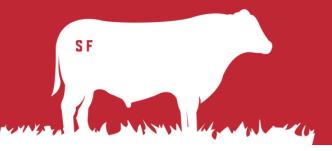
LAND DETAILS	
Address	25146 Nature Rd
Closest Town	Leon
Acres	295 Gross
Other Acres	155 Tillable, 42 Hay Ground
Fencing	Combination - Barbed, Continuous
Estimated Taxes	\$11,988 per year





#### **MORE INFORMATION**

The 295-acre site is securely fenced, featuring multiple paddocks and open lots. Additionally, it has 4 ponds/lagoons, ensuring a reliable water supply to the facilities, as well as ample space for future expansion.



HOUSE DETAILS	
Finished Sq. Ft	1,456
Bedrooms	3
Bathrooms	1 Full
Basement	Unfinished
Parking	2-car Attached Garage
Cooling Systems	Central AC
Heating Systems	Gas Forced
Notes	Year Built: 1977





#### 25146 Nature Rd

- Steel Roof
- Vinyl Siding
- New Gutters
- New Kitchen Appliances
- New Septic
- New AC/Furnace/Water heater
- New Carpet

On rural water and propane tank is leased.

Fiber internet to the home.



BUILDING 1 & 2 DETAILS	
Туре	Confined
Head Space	800
Dimensions	128' x 212' per building
Age	2007
Floor	Concrete
Power	No
Water	Pond/Rural
Material	Wood/Metal Roof
Notes	New roofing installed Summer 2023

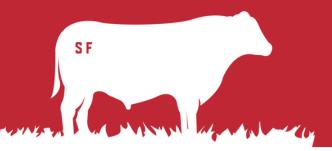


### 800 HEAD CONFINED

With concrete floors and newly installed roofs on each building, the site offers an ideal confinement setup.







BUILDING 3 DETAILS	
Туре	Working Barn
Head Space	N/A
Dimensions	45' x 55'
Age	2005
Floor	Concrete/Dirt
Power	Yes
Water	Yes
Material	Wood - Pole Barn
Notes	For-Most hydraulic chute and alleyway included

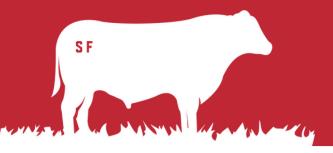


#### **WORKING BARN**

The working barn is a fully functional facility that provides convenient access to medical pens and the medical barn.



- Vet Room
- Office
- For-Most Hydraulic Chute
- Alleyway
- Waterers



BUILDING 4 DETAILS	
Туре	Monoslope Commodities
Head Space	N/A
Dimensions	100' x 90'
Age	2013
Floor	Concrete
Power	No
Water	No
Material	Steel
Notes	4 bay in excellent condition





### COMMODITIES STORAGE

The 4-bay commodities shed is in excellent condition, ensuring easy and efficient segregation of commodities. In addition, it is complemented by a spacious outdoor concrete slab that provides extra commodity bays, further enhancing the storage capacity and convenience of the facility.



BUILDING 5 DETAILS	
Туре	Confined
Head Space	150
Dimensions	160' x 40'
Age	2009
Floor	Concrete
Power	Yes
Water	Yes
Material	Wood
Notes	Accessible to pasture and smaller paddocks



### 150 HEAD CONFINED

With its concrete floors and direct access to the pasture paddock, this confinement structure is an ideal barn for heifer development.



- Concrete Floors
- Pasture Accessible
- Waterer



BUILDING 6 DETAILS	
Туре	Confined
Head Space	125
Dimensions	135' x 35'
Age	2007
Floor	Concrete
Power	No
Water	Pond/Rural
Material	Wood Framed, Steel Roof
Notes	N/A





#### **125 HEAD CONFINED**

This isolated confinement building offers ample space for up to 125 head and can be easily made accessible to pasture if desired.

- Concrete floors
- Waterer



BUILDING 7 DETAILS	
Туре	Machine Shed
Head Space	N/A
Dimensions	85' x '60' (main building)
Age	2007
Floor	Concrete
Power	Yes
Water	Yes
Material	Wood - Pole Barn
Notes	Good condition





#### **MACHINE SHED**

The pole barn is equipped with concrete floors, four overhead doors, electrical outlets, and ample lighting. The lean-to attached to the barn provides an ideal space for housing horses or club calves.

- 220 Volts
- Lighting
- Rural Water
- Concrete Floors
- Automatic Operators



BUILDING 8 DETAILS	
Туре	Quonset Building
Head Space	N/A
Dimensions	70' x 30'
Age	1970's
Floor	Concrete
Power	No
Water	No
Material	Steel
Notes	New siding in Summer 2023



### **QUONSET BUILDING**

This newly-sided quonset barn is ideal for storing large equipment and is conveniently located near the main house.



- Concrete
- Recently Resided



LOT 1 DETAILS	
Туре	Concrete Open Lot
Head Space	1040
Dimensions	1,725' x 50'
Fence Material	Continuous/Guard Rail
Pen Count	10
Power	Lighting, Waterer
Water	Pond/Rural
Material	Concrete
Notes	Additional open lot included



#### **1040 OPEN HEAD**

This fully concrete open lot features continuous fencing and guard rail. It provides convenient access to each containment pit, facilitating manure handling.



- Concrete
- All New Waterers



LOT 2 - 6 DETAILS	
Туре	Open Head
Head Space	875
Dimensions	N/A
Fence Material	Continuous
Pen Count	7
Power	Yes
Water	Pond/Rural
Material	Dirt Lot
Notes	N/A



#### **875 OPEN HEAD**

These seven pens consist of dirt lots with concrete aprons and concrete bunks. Continuous fence was installed in 2023.



- Concrete Aprons
- Waterers
- Continuous Fence



### **Other Features**



#### **COMMODITIES PIT**

The 6600 cubic yard concrete commodities bunker offers substantial storage capacity for various commodities.



#### **SCALE/LOADING**

The 80,000 lb scale, calibrated in 2023, provides accurate and reliable weighing capabilities.



#### **LAND**

295 Acres155 Acres Tillable42 Acres Hay Ground



### **Disclaimers**

#### **OWNERSHIP**

Ryan Wiederstein has a financial interest in the property and is also the listing broker on the property.

#### **SURVEY**

Seller will provide any available surveys and buyer may have additional survey completed at buyer expense.

#### **PERMITTING**

This property is being offered as a fully-permitted site by the DNR. Any expansion of the facility would be at the expense of buyer. Contact the listing agent for more information.



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