

For Sale or Lease

25146 Nature Rd

Leon, IA 50144



SILVERADO FEEDERS

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

Price: \$2,700,000



Ryan Wiederstein

Broker/Owner

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25146

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



SILVERADO
— FEEDERS —

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.



25146

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.



25146

BUILDING 1 & 2 DETAILS

Type	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.





25146

BUILDING 3 DETAILS

Type	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.



FEATURES

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



25146

BUILDING 4 DETAILS

Type	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.





25146

BUILDING 5 DETAILS

Type	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.



FEATURES

- Concrete Floors
- Pasture Accessible
- Waterer



25146

BUILDING 6 DETAILS

Type	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.



FEATURES

- Concrete floors
- Waterer



25146

BUILDING 7 DETAILS

Type	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.



FEATURES

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



25146

BUILDING 8 DETAILS	
Type	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.



FEATURES

- Concrete
- Recently Resided



25146

LOT 1 DETAILS

Type	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.



FEATURES

- Concrete
- All New Waterers



25146

LOT 2 - 6 DETAILS

Type	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.



FEATURES

- Concrete Aprons
- Waterers
- Continuous Fence



25146

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 Acres

155 Acres Tillable

42 Acres Hay Ground



25146

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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