

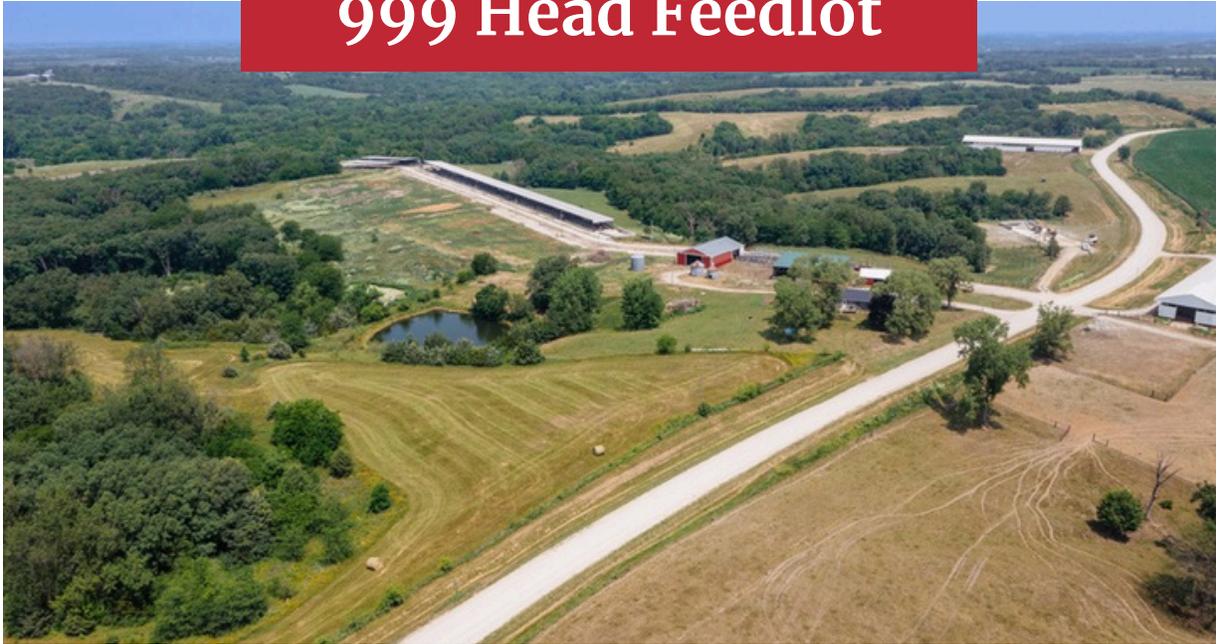
# For Sale

24593 McGruder Creek Rd

Leon, IA 50144

# 24593

## 999 Head Feedlot



**SILVERADO**  
FEEDERS

WB Realty Co is proud to offer this 999-head feedlot featuring 499 head of confined spaces and 500 head of open lot. This property has a long-standing history in the southern Iowa custom feeding industry. It includes a newly renovated home, six structures, and sits on 37.65 acres of land. To learn more about Silverado Feeders, please visit [silveradofarms.com](http://silveradofarms.com).

## PROPERTY FEATURES

- 999 Head Capacity
- Multiple Ponds
- Concrete Lots
- Weigh Scale
- Renovated Home
- Hospital Barn
- Commodities Pit
- Pasture
- Loading Facility

**Price: \$800,000**



**Ryan Wiederstein**

*Broker/Owner*

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24593

# Property Map





# 24593

## LAND DETAILS

<b>Address</b>	24593 McGruder Creek Rd
<b>Closest Town</b>	Leon
<b>Acres</b>	37.65 Gross / 35.11 Taxable
<b>Pasture Acres</b>	15 Acres
<b>Fencing</b>	Combination - Barbed, Continuous
<b>Estimated Taxes</b>	\$2,268 per year



## MORE INFORMATION

The 37.6-acre site is securely fenced, featuring multiple paddocks and open lots. Additionally, it has two ponds, ensuring a reliable water supply to the facilities, as well as ample space for future expansion.



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BUILDING 1 DETAILS	
Type	Confinement
Head Space	400
Dimensions	35' x 710'
Age	2014 (Estimated)
Floor	Concrete
Power	Yes
Water	Pond Sourced
Material	Steel
Notes	New Roof, Replaced Guard Rail, Updated Waterers



## 400 HEAD CONFINEMENT

The featured confinement barn features over 700' of bunk line with full concrete apron and drive.



## FEATURES

- Steel frame
- Pond Sourced Water
- 7 Pens
- New Roof
- Turnkey



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BUILDING 2 & 3 DETAILS	
Type	Open
Head Space	200
Dimensions	170' x 35' per building
Age	2005 (Estimated)
Floor	Concrete
Power	Yes
Water	Richie Waterer/Pond Sourced
Material	Wood/Metal Roof
Notes	Shade structure with bunk line accessible to open lot



**200 HEAD OPEN**  
Features 340 feet of bunk line with access to pasture paddock. Waterer is pond sourced. Combined these pens accommodate 200 head.





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## BUILDING 4 DETAILS

<b>Type</b>	Working Barn
<b>Head Space</b>	N/A
<b>Dimensions</b>	45' x 70'
<b>Age</b>	Unknown
<b>Floor</b>	Concrete/Dirt
<b>Power</b>	Yes
<b>Water</b>	Ritchie Waterer on Pond/Rural
<b>Material</b>	Pole Barn
<b>Notes</b>	Recently restored with new alleyway



## WORKING BARN

The working barn serves as a functional facility, offering accessibility to medical pens and the medical barn.



## FEATURES

- Power
- Water
- Pens
- Alleyway



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## BUILDING 5 DETAILS

<b>Type</b>	Confinement
<b>Head Space</b>	99
<b>Dimensions</b>	230' x 50'
<b>Age</b>	Unknown
<b>Floor</b>	Concrete
<b>Power</b>	Yes
<b>Water</b>	Cobett with Pond Source
<b>Material</b>	Pole Barn
<b>Notes</b>	Bunks and structure recently improved



### 99 HEAD CONFINEMENT

This 99-head confinement barn has the ability to be worked as an open lot as it is fully accessible to the pasture paddock.



### FEATURES

- Concrete Floors
- 230 feet of Bunk Line
- Cobett Waterer
- Pond Source
- Open to Paddock



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## BUILDING 6 DETAILS

<b>Type</b>	Hospital Barn
<b>Head Space</b>	N/A
<b>Dimensions</b>	55' x 70'
<b>Age</b>	Unknown
<b>Floor</b>	Concrete
<b>Power</b>	Yes
<b>Water</b>	Ritchie Water/Pond Sourced
<b>Material</b>	Wood
<b>Notes</b>	Accessible bunk line with multiple pens in and out



## HOSPITAL BARN

Situated just steps away from the home, the medical barn ensures effortless access for regular check-ups on animals. This well-designed barn has a concrete floor, multiple water sources, a bunk line, and convenient access to an outdoor paddock, providing a comfortable and practical space to attend to your animals' needs.



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## HOUSE DETAILS

<b>Homes</b>	1
<b>Finished Sq. Ft</b>	1,364
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1 Full
<b>Basement</b>	Unfinished
<b>Parking</b>	Garage
<b>Cooling Systems</b>	Central AC
<b>Heating Systems</b>	Gas Forced
<b>Notes</b>	House was recently fully renovated



## 24593 MCGRUDER CREEK RD

- New Roof
- New Siding
- New Gutters
- New Kitchen
- New Bathroom
- New Flooring
- New Trim/Doors/Drywall
- New Septic
- New AC/Furnace/Water heater
- New Carpet
- New Appliances

On Rural Water and Propane tank is leased.

Fiber internet to the home.





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## Other Features



### LOADING

The loading facility is ideal for semi trailers or low deck trailers. The working facilities make easy work of processing cattle quickly.



### SCALE

The scale has been recently calibrated and is ready for use.



### COMMODITY

Large concrete commodities pad.



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## 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 non-permitted site by the DNR as it is being offered as less than 1000 head capacity and does not require DNR permitting. Any permitting or expansion of the facility would be at the expense of buyer.

### ONGOING IMPROVEMENTS

The property is continuously being improved. The roof for the 35' x 710' barn is scheduled for replacement in 2023. This replacement is included in the price.



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