

# WAYNEHANSEN

REAL ESTATE, LLC

**2665 Lark Ave. Exira, IA 50076 - \$275,000**



**Type: 999 Head Feedlot/  
Potential Acreage  
Acres: 25 (subject to survey)  
Water: Two 260' Wells  
Taxes- \$1,226 (approximately)  
Year Built: 1941  
Lot Features: Corner  
Parking: Driveway**

Here's an opportunity to own your own feedlot on 25 acres. Property is located just 2.2 miles straight North of Exira, IA (or 1.5 miles from Hwy 71.) There is over 1,300' of concrete bunk space in 5 pens with continuous fencing/pipe fencing in 4 of the pens. Three Mirafount 6300-H Waters installed in 2018 in 3 pens with concrete water in the other two and a head chute. The property is serviced by 2 wells, both 260' deep and there are 2 sediment basins. Property also includes a 50x100 working shed built in 1997 and the hydraulic chute stays with the property. There's a barn that was built in the late 1950's and a multipurpose barn/shed with storage for 2 tractors, a loft and animal space, plus lots of concrete surrounding all of the buildings with pipe fencing for use as an excellent arrival pen or calving area. There is also a 75' covered automatic feeder. The property further includes a 10x50 silo and 20x75 concrete silos, along with a 20x42 Harvestore. Buyer has the potential to farm the adjacent 160 acres of farmland. Listing agent is a co-owner and related to the seller. Contact Abby today at 712-249-1311 for more information.

**Abby Rasmussen: 712-249-1311**

**[www.WAYNEHANSEN.com](http://www.WAYNEHANSEN.com)**