

# SCHECHINGER FEEDLOT

AVOCA, IOWA

EDSPENCER  
REAL ESTATE

2 PURCHASING OPTIONS:



**OPTION 1 | \$1,850,000**

435 & 436 Ironwood Road, Avoca  
Iowa - 25.25 acres m/l  
Feedlot w/Brick home and  
maintenance buildings.

**OPTION 2 | \$2,350,000**

430, 432, 435 & 436 Ironwood Rd.,  
Avoca, Iowa - 35.3 acres m/l  
Option 1 w/2 additional homes, buildings  
& 10 add'l acres.



**TAXES:** \$9172.00 for 2022.

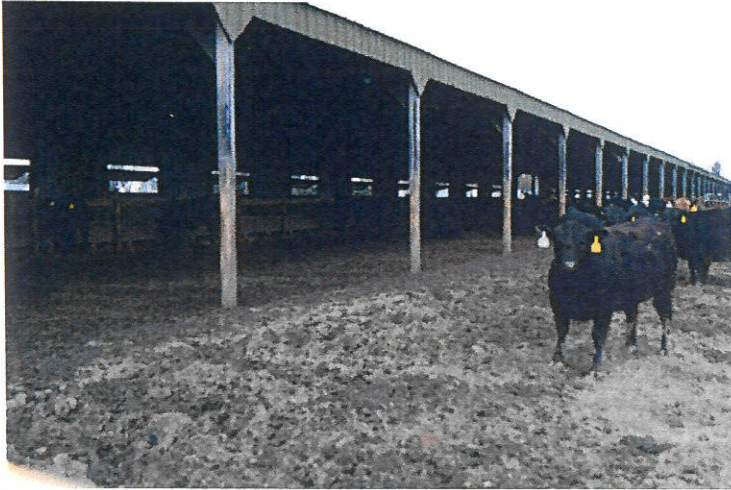
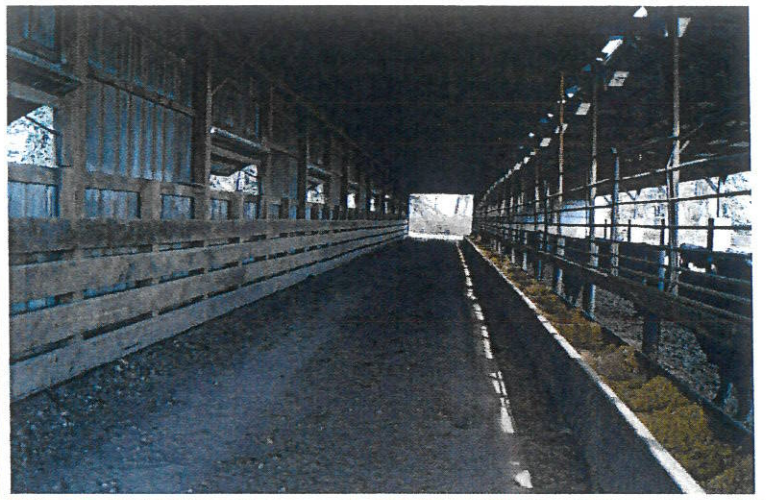
**DIRECTIONS TO THE FEEDLOT:** From Exit 40 on I-80, North on Hwy 59 approximately 4 1/2 miles, then West on F-58 approx. 2 1/2 miles, then South on Ironwood approximately 1 1/2 mi. or From Harlan, IA, South on Hwy 59 approximately 4 1/2 miles to F-58. West on F-58 approximately 2 1/2 miles to Ironwood Road. South on Ironwood Road approx. 1 1/2 miles to the property. Formerly known as the Babbitt Yard.

***This feedlot is exceptional with a proven track record, has been an excellent finishing facility, and would also be ideal for backgrounding or cow flushing/embryo transplant facility.***

SHOWN BY APPOINTMENT ONLY BY CONTACTING ED SPENCER AT  
402-510-3276 OR LUKE SPENCER 402-510-5853.

**WWW.SPENCERGROUPS.COM**





# Schechinger Feedlot Details

The Schechinger Feed Yard is offered for sale. Yard is exceptionally well equipped and is available for purchase.

## East Side of Road Facilities Include:

### Home

**3 bedroom home includes Master Bedroom and Bath, another full bath, and full finished basement. 2479 total f.s.f. Updated kitchen with Corian Countertops. Newer carpet. Basement features 3 additional finished rooms. 2 car attached garage. Home is serviced by 1000 propane tank and will stay with the property.**

- **Processing Facility**
  - Capacity for 300 Head Holding Pen with attached processing barn.
  - 1 Potload of Cattle under roof
  - Working area all concrete with Load In/Load out facilities
  - Silencer Hydraulic Cattle Chute in very good condition.
  - Separate Hospital pen is located adjacent to working area with open fence line bunks.
  
- **Yard – Babbitt 1**
  - 200 Head with separate barn, 200' Bunk space with 30' apron, plus feeding alley.
  
- **Yard – Babbitt 2-A**
  - 200 head with 13 – 12' Fenceline Bunks.
  - 50' Concrete Apron
  - Partitioned for starting and sorting.
  - Adjustable Height Cable.
  
- **Yard – Babbitt 2-B**
  - 200 head with 12 – 12' Bunks
  - 50' Concrete Apron

**NOTE: Yards Babbitt 2 A & B may be used separate or combined. Extra apron and extra fencing is ideal for starting cattle in inclement weather. 2 A & B have the aprons fenced, allowing for penning of new cattle under roof, and is also handy for starting cattle.**

- **Yard – Babbitt 3**
  - 200 Head with 31 – 8’ Bunks
  - 30’ Concrete Apron under roof
  
- **Yard – Babbitt 4**
  - 200 Head with 31 – 8’ Bunks
  - 30’ Concrete Apron under roof

**NOTE:** Yards 2, 3 and 4 are under one continuous building. These yards offer excellent winter protection and offer fantastic air circulation during hot weather. All yards are equipped with Blue River Concrete Waterers. Feedlot has excellent windbreak protection from the Northwest.

This feedlot features large, dry manure storage area with NRCS designed containment area. Cement confinement aprons are 6 ½” thick, with rebar. 14’ manure holding gate. Manure storage area is approximately 10 years old.

- **Commodities Building**
  - Poured walls with 2, 25’x25’ covered bays. Used for DDG
  
- **Bunker Silos**
  - Approximately 60’ wide x 450’ deep. 2<sup>nd</sup> Bunker 50’ deep x 48’ wide, will hold approximately 35,000bu of High Moisture Corn.
  
- **Covered Cracked Corn Storage Area**
  - 22’x16’ with concrete poured walls.
  - This bay is serviced by a Chief Bin – 31’ Diameter x 10 Rings – approximately 24,000bu that is approximately 7-8 years old.
  - Renn Roller mill is directly augered from Chief Bin into 22’x16’ cracked corn covered bay with 10 h.p. motor.
  
- **Liquid Protein Storage**
  - 2 above ground tanks with approximately 6000 gallons storage.
  - Underground storage tank 12’x12’x24’. This will hold 3 loads of syrup or liquid protein with 10 h.p. custom made discharge pump.
  
- **Bulk Bin**
  - 20 ton bulk bin for pellet protein storage.

**Additional Information:**

Feedlot is serviced by 1000’ deep well, with 3 pressure tanks. Well furnishes ample supply of water. In the event of any well problems or disruptions, feedlot can be immediately switched to rural water.

Other older home on property is in need of repair, and has not been inhabited for some time.

Extended concrete outside large building. Repaired and updated columns. Houses are serviced by rural water. Loader, Tractor, Wagon available for purchase.

## **West Side of Road**

- **Grain Storage - Dry**
  - 12,000bu grain bin
  - 10,000bu grain bin
  - 7000bu grain bin
  
- **1 – Harvester Storage with 12000bu for dry corn storage.**
  - NOTE – 3 Harvester Storage on Premises, 2 not currently in use.
  - 2 Goliath Unload Auger, 1 Karn unloading auger.
  
- **Machinery Storage**
  - Open front machine shed, 46' x 88'
  - Attached shop area. Approximately 60' wide x 40' deep with 50' concrete apron. Shop area includes office, bath and separate septic.
  - Shop serviced by 500ga. Propane tank.
  - 200 amp service, insulated, and signed up with Switch Makes Sense.
  
- **Fuel Storage**
  - 4000 gal. Diesel barrel with pump.
  
- **Separate Storage building for Tractor, Feed Wagon and Payloader**

**West side of road has 3 phase service, and well is also services by 3 phase. There is not 3 phase service to the feed center. Fiber optic cable at road.**

**Yard has had present manager for several years and possibility of manager continuing for new buyer.**

Other various buildings on the property including sheds, hog confinement buildings, older machine buildings and barn.

## **Homes**

Home at 430 Ironwood, Shelby: 2004 Manufactured home, no basement, 2052 f.s.f. serviced by rural water.

Home at 432 Ironwood Road, Avoca, 2 story home built in 1910, 2452 f.s.f, full basement with attached garage. Home has new septic and is serviced by rural water.