

EDSPENCER
REAL ESTATE

FOR SALE

158 acres m/l

FEEDLOT

26366 208th St. Crescent, IA

\$9,250/acre

2 large cemented bunkers silos for high moisture corn, feed bunks, cattle working facilities. Located on the North 80 acres of the property are the feedlot facilities. The remaining 80 acres borders the feedlot acres on the south.

Property Highlights

- ✓ 550 Open Feedlot Capacity
- ✓ Several Outbuildings & Feedlot Facilities
- ✓ Older Cape Cod Style Home 1,027sq ft. 2BD, 1BA

 4,700 sq ft. Building  2 Wells

 1,600 sq ft Pole Building  790 sq ft. garage



Southerly 80 acres is pasture with approximately 11.64 acres of grow cropland adjoins 208th St. on East Side. East portion of the Feedlot adjoins waste lagoon. FSA Info and Maintenance agreements are available upon request.



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Feedlot – Tract 11

158 ± Taxable Acres

Hazel Dell Township • Pottawattamie County, Iowa

Property Overview

Tract 11 consists of 158 ± taxable acres and features a well-established livestock operation with residential improvements. The feedlot offers a 550-head open feedlot capacity and is well suited for continued cattle operations or diversified agricultural use.

Feedlot & Improvements

- 550-head open feedlot capacity
- No licensing required under 1,000 head
- Feed bunks & cattle working facilities
- Two cemented bunker silos (high-moisture corn)
- 4,700 sq. ft. building
- 1,600 sq. ft. pole building
- 790 sq. ft. garage
- Open-sided shed

Land & Layout

- Feedlot facilities on north 80 acres
- Southern 80 acres in pasture
- 11.64± acres cropland along 208th St.
- East side adjoins waste lagoon
- FSA & maintenance agreements available

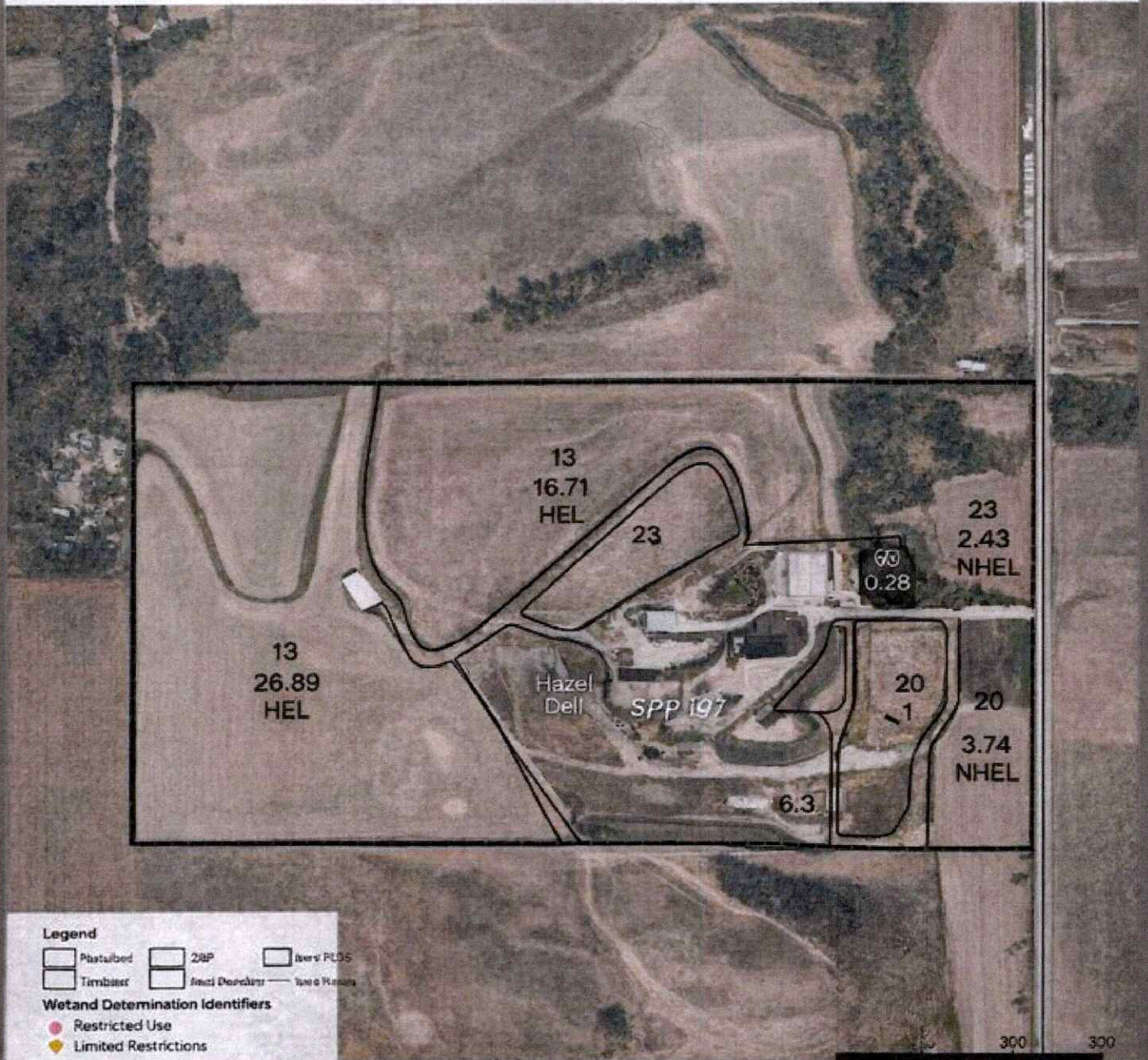


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Tract 11 – Feedlot Location Map

158 ± Taxable Acres



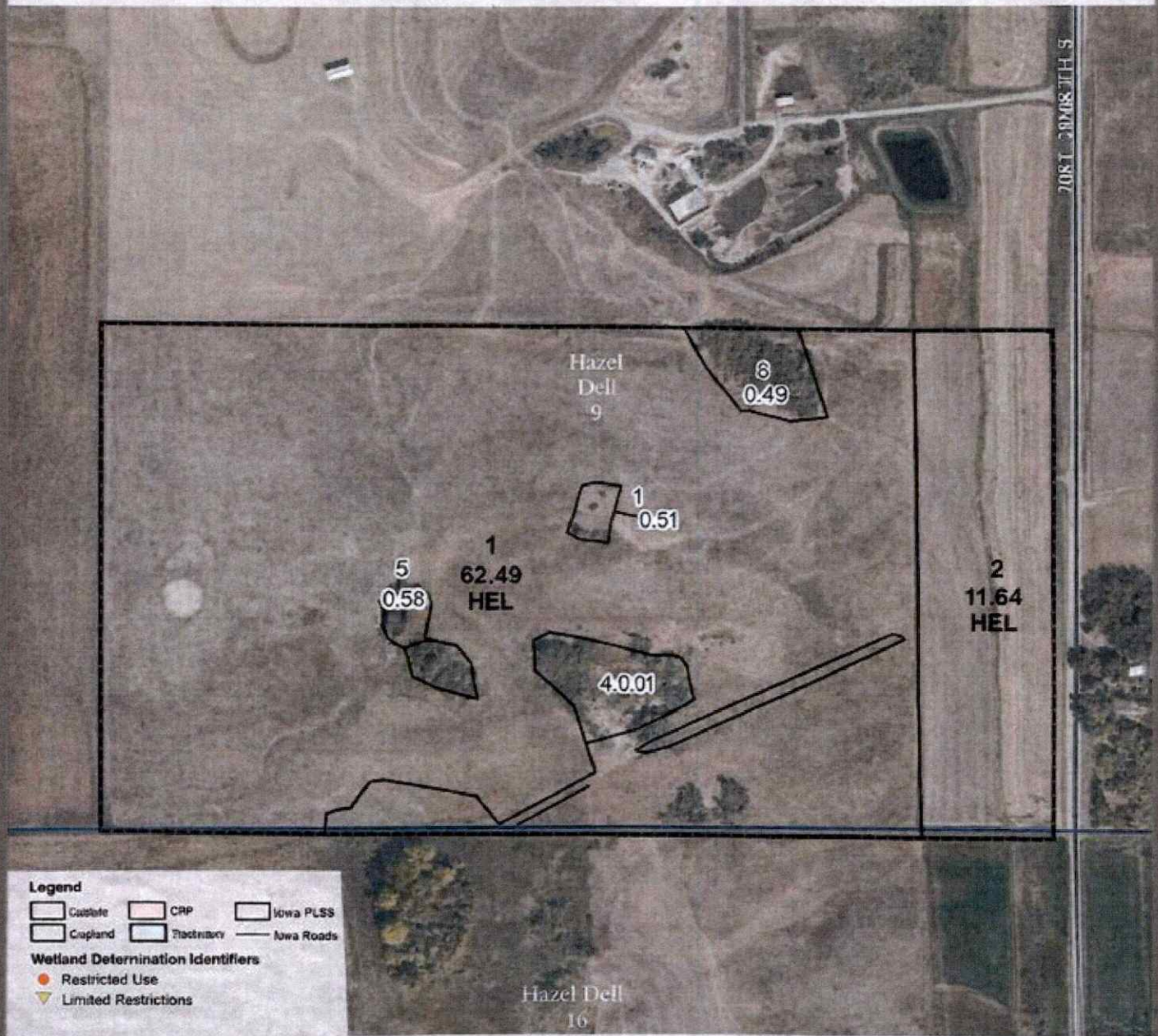
Feedlot facilities with updated Cape Cod style home, outbuildings, permitted 550 head open feedlot capacity, feedline bunks, waterers, and fencing.



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Tract 11 – Feedlot Map

158 ± Taxable Acres



Legend

- Cropland
- CRP
- Iowa PLSS
- Pasture
- New Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions

Tract Cropland Total: 74.13 acres

2025 Program Year

Map Create / gpt 11.2, 2026

Farm 6323

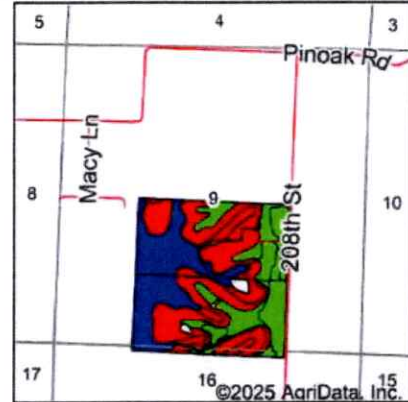
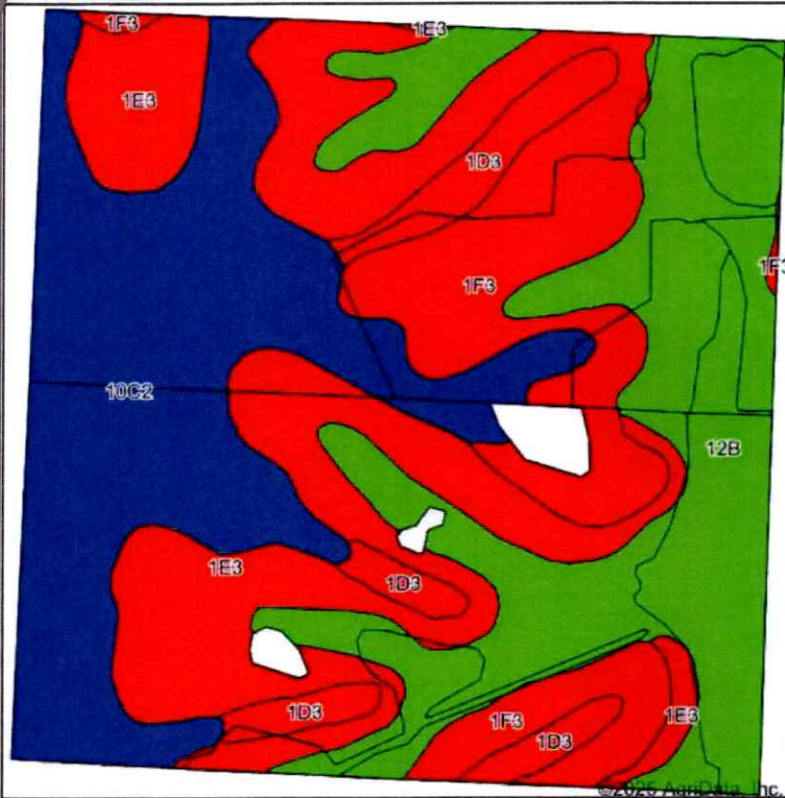
Tract 2812



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TRACT 11 (Feedlot) - Soil Map

158 ± Taxable acres m/l



State: **Iowa**
 County: **Pottawattamie**
 Location: **9-76N-43W**
 Township: **Hazel Dell**
 Acres: **157.24**
 Date: **7/16/2025**






Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA155, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans	
12B	Napier silt loam, 2 to 5 percent slopes	43.64	27.7%		Ile	230.4	66.8	93	77	89	
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	43.35	27.6%		IIIe	211.2	61.2	86	63	76	
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	32.18	20.5%		VIe	88.0	25.5	8	10	10	
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	29.90	19.0%		IVe	97.6	28.3	18	30	54	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	8.17	5.2%		IIIe	126.4	36.7	32	40	58	
Weighted Average						3.53	165.3	47.9	56.2	48.6	*n 61



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