

LAND FOR SALE

KRABEL FEED YARD

Location: 1 mile southwest of Hastings, Nebraska
(located on corner of Southern Hills Drive
and Idlewilde Road)

Legal Description: A tract of land in the SE1/4 Section 21-
T7N-R10W of the 6th P.M., Adams
County, Nebraska.

Property Description: Property consists of a 5,000 head DEQ per-
mitted cattle feed yard facility located on 76.79 acres.



Improvements: **Pens** - 35 feeding pens equipped with 5,310 feet of concrete fenceline bunk, with 10, 12, and 16 foot concrete apron behind, and adjustable cable retainers. Water is provided by Johnson continuous flow and Arkfield waterers. Pens have lights and utilize mound and natural drainage to holding ponds.

Cattle Receiving/Shipping & Working Facility - includes a concrete loading dock with metal panels along with circle tub sorting and a hydraulic squeeze chute, located within a modest wood frame building. Alongside are sorting and holding pens.

Feedmill - a drive through metal clad building with office, and a 70 foot 100,000 lb platform, digital readout, truck scale. Facility also includes an 1,800 bu/hr Henke roller mill, six overhead bins having a total capacity of 4,400 bushels of feed stuff and a 12,000 lb capacity clam with scale. Grain movement provided by an 80' 2,200 bu/hr leg with 850 bu dump pit. Additional storage is provided by a 20,000 bushel metal storage bin.

Shop - 2,880 sq.ft. metal construction with full concrete floor.

Machine Shed - 3,200 sq.ft. metal construction with full concrete floor.

Commodity Building - 2,400 sq.ft. with metal and concrete sidewalls along with a full concrete floor.

House - 1,440 sq.ft. Westland modular home that has been extensively remodeled. Along side the house is a 24' X 24' Chief metal garage with full concrete floor.

Water: Domestic and livestock water provided by four wells equipped with electric submersibles. All are interconnected.

Waste Handling & Disposal: Feed yard is DEQ permitted for 5,000 head. (IIS#00465) (NPDES general permit #NEG011000) Waste flows to four holding ponds. The feed yard has a nutrient management plan in place with de-watering of ponds accomplished via pumping to adjoining cropland.

Real Estate Taxes: 2011 - \$3,248.29

List Price: \$675,000.00 Cash

Offered Exclusively By:



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. . .

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Comments: Don't miss this opportunity to obtain a fully operational 5,000 head feed yard facility located in an excellent feed producing area, along with being near several packers, and ethanol plants.

Contact: **Bart Woodward, Listing Broker - (308) 233-4605**
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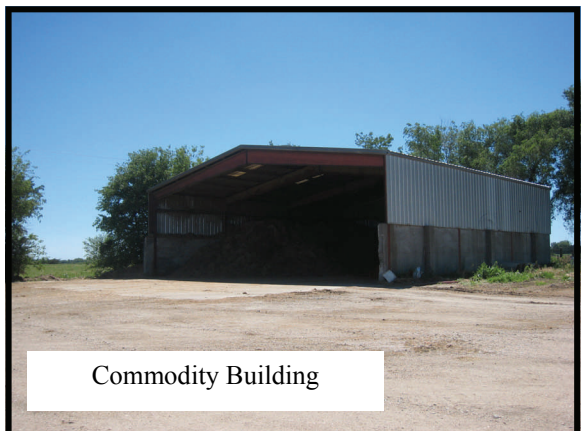
bart@agriaffiliates.com



Machine Shed



Shop



Commodity Building

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