

Feedlot, Bolivar, MO

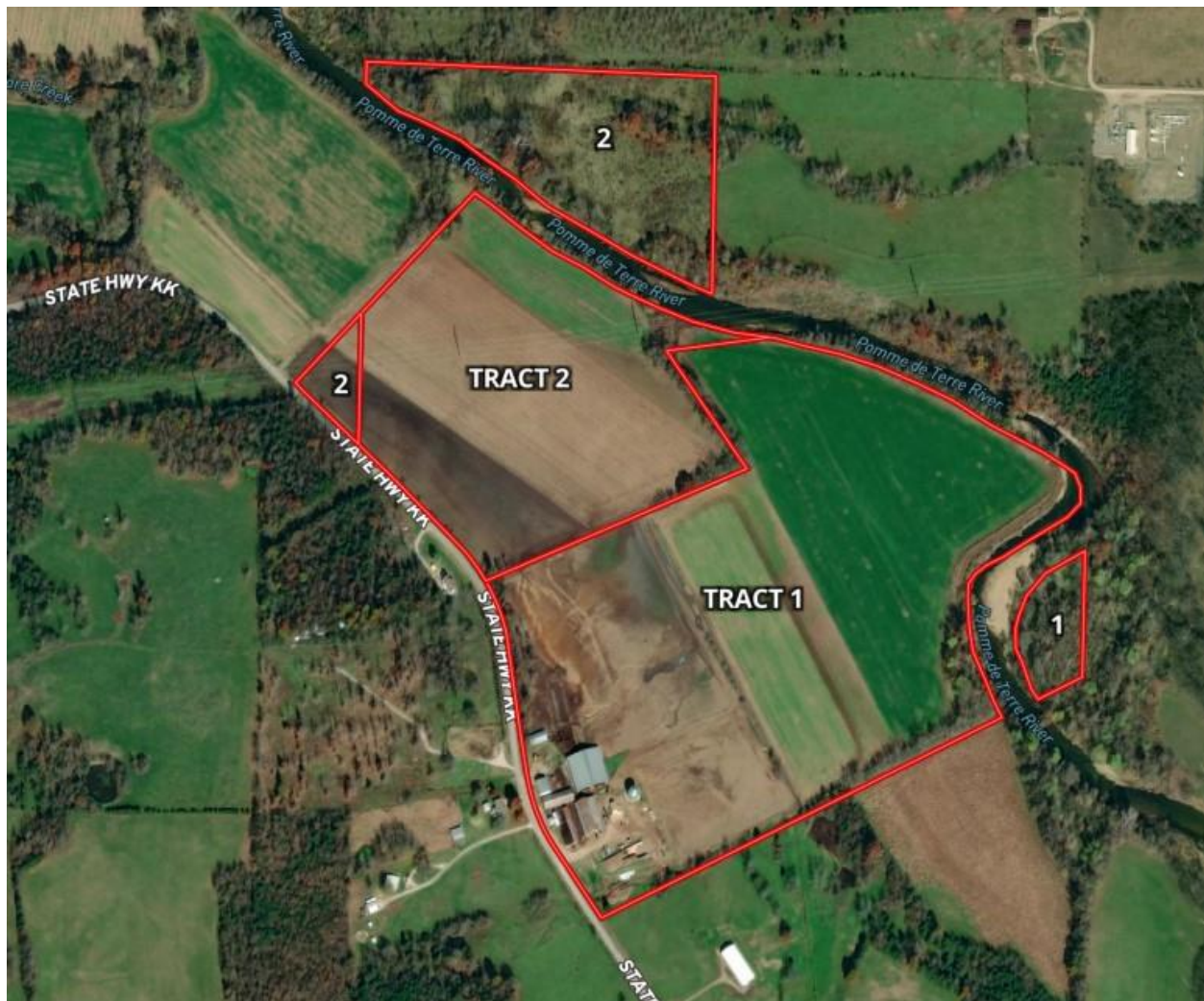
Purchasing Options:

Buyers have the option to purchase just tract 1 (60+/- acres) or tracts 1 & 2 combined (103+/- acres). Tract 2 is not offered by itself.

Location: TBD, KK Highway, Bolivar, MO 65613

County: Polk

School District: Pleasant Hope RVI



Acre Breakdown:

Tract 1: 38.66+/- Pomme de Terre River Bottom

Tract 1: 20+/- Pins, Buildings, Feedlot

Tract 1: 2.08+/- Timber Across the River

Tract 2: 29.44+/- River Bottom Crop Ground

Tract 2: 12.52+/- Timber, Excellent Hunting

Taxes:

Tract 1: \$550 to be verified by the buyer.

Tract 2: \$87.00 to be verified by the buyer.

Viewing The Farm:

Interested parties are welcome to drive by. Contact the listing agent before walking or driving on the farm.

Property Features:

Exceptionally rare opportunity

Turn-key feedlot with immediate income

Ideal opportunity for owner/operator or investor

Long time, established feedlot

Quality river bottom acres for onsite silage

Part of a 4th generation family owned & operated farm

Seller willing to mentor and share lifetime of experience & industry connections

This is a busy, high output facility

Multiple daily semi load-in and out

Excellent highway frontage ideal for semi loads

[Missouri Prime Beef Packers](#) (a customer) is located just 2-miles away

Seller willing to continue as a source for silage feed

The farm offers a couple building sites for new home construction

Improvements:

Pen Pack feeding barn 14,500 sq ft (2 sides drive down center to feed)

Shop 1,750 sq ft, concrete floor, power, lights

Commodity Barn 504 sq ft

Grain Bin 24,000 bu with sweep auger & propane dryer

Loafing Barn 4,320 sq ft

Bunker Silo 66,000 cu ft

Old Grade A milk barn used for storage

Working pens, corral, working chute, loading chute, 6 Holding Pens w/ fence line feeders, waterers

Capacity:

Pen 1 90 Head

Pen 2 45 Head

Barn West 90 Head

Barn East 90 Head

Pen 3 45 Head

Pen 4 45 Head

Pen 5 45 Head

Pen 6 90 Head

Pen 7 normally left open

Additional opportunities:

Sellers normally feed-out some of their own cattle

Truckers would like to see a trailer washout added, this would be good addition for income.

There isn't one close.

Property Details:

This is an opportunity to purchase an active and successful cattle feedlot business in Bolivar, MO. This finishing facility is located just 2-miles from one of its customers, [Missouri Prime Beef Packers](#). The current owner simply wants to slow down a bit, so for this reason, he and his wife have decided to sell. The seller is willing to mentor a new owner operator or investor. He is a 4th generation owner with a wealth of knowledge and industry connections. He's passionate about this successful business that he has personally managed for years. For its size, this is a high volume facility with constant inbound and outbound semi loads. This rare opportunity offers its new owner turn-key business with immediate cash flow.

The feed alleys are cleaned daily and that manure is spread on the cropland. With fertilizer prices, that's a plus. The cattle lay on cornstalks, and those also get spread back onto the fields. A soil test in front of the planter was run a few years ago. With no fertilizer, there was 110 pounds of nitrogen per acre for the corn, all from cow manure. The heavy manure spread allows all the silage ground is double cropped each year. Wheat is planted in September, after the corn is chopped then harvested as silage in late April or first part of May.

Directions:

From Bolivar, MO, south on 13, east on KK approximately 5-miles to the farm.