

FEEDLOT FOR SALE



Cottonwood Feeders

640 ± ACRES | STUART, NEBRASKA

*Well-Designed & Well-Constructed Feedlot
with outstanding opportunity for expansion.*



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TAKE A TOUR



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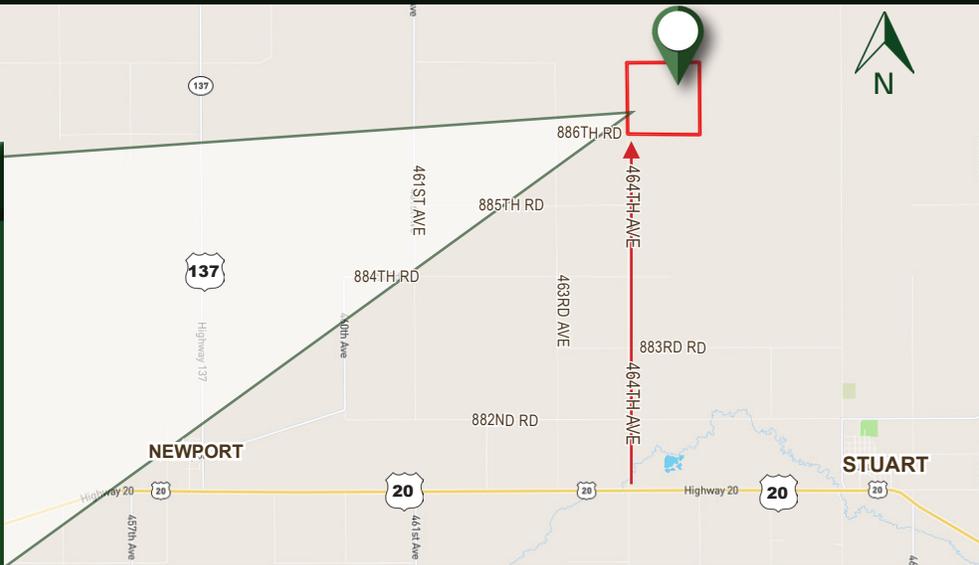
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PROPERTY INFORMATION

LEGAL DESCRIPTION:	All of section 9-T31N-R16W of the 6th P.M. in Holt County, Nebraska	
LOCATION:	Northwest of Stuart, Nebraska on 464th Ave approximately 6 miles.	
ACRES & TAXES:	640 Total Acres 2023 Taxes Payable in 2024: \$40,950.60	
LAND USE:	184 Feedlot Acres 368 Irrigated Acres with 3 Center Pivots 83 Grass Corner Acres 5 Miscellaneous/Road Acres	
NRD:	Contains 380.57 certified irrigated acres with the Lower Niobrara NRD.	
WELL REGISTRATIONS:	G-051184, G-051185, G-051186, G-051187 (<i>Feedlot</i>), and G-146952 (<i>Feedlot</i>).	
FEEDLOT INFORMATION:	<ul style="list-style-type: none"> • 15,000 head permitted feedlot with an additional 30,000 expansion permit. • Linear feet of concrete fence line bunks: <ul style="list-style-type: none"> - Feeding pens - 14,124 feet - Receiving pens - 935 feet - Hospital pens - 475 feet • 14 foot apron with in pen Johnson waterers. • 78 feeding pens with pipe and cable construction, 9 receiving pens, and 3 hospital pens. • Office - 2,688 square foot Lester Pole Building. • Shop - 4,320 square foot Morton Steel Shop Building. • Commodity Building - 15,625 square foot Sentinel Steel Building. • Grain Storage - 63,981 bu. Brock Grain Storage Bin. • Processing/Hospital - 3,564 square foot Lester Pole Building. • Manager's House - 2,176 square foot home, built in 2016. 	
ROLLING STOCK	Equipment:	Hours:
	• John Deere 8245R Tractor	5,030 Hours
	• John Deere 8245R Tractor	5,943 Hours
	• John Deere Payloader, model 544K	11,500 Hours
	• John Deere Payloader, model 544K	17,800 Hours
	• 2014 Peterbilt feed truck	16,380 Hours
	• 2013 Kenworth feed truck	25,600 Hours
	• 2008-09 Kenworth feed truck	25,875 Hours
PRICE:	\$6,600,000.00	

LOCATION & MAPS

AERIAL MAP



FEEDLOT AERIAL



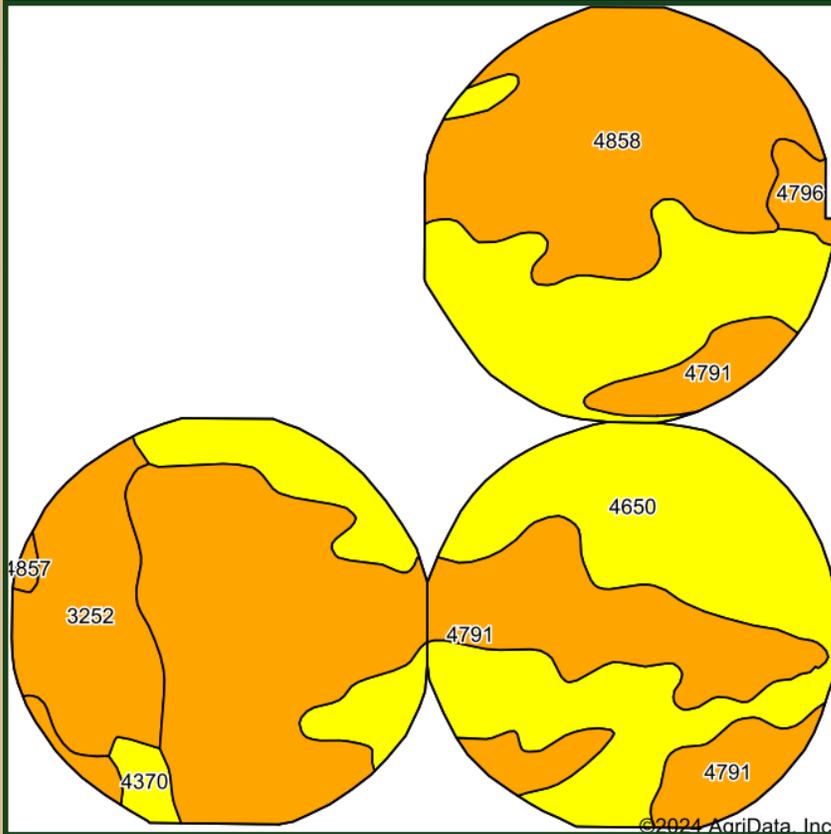
Dewatering of the lagoon is accomplished via a pumping station that delivers water via underground pipe to the southeast pivot quarter of the subject and a neighboring pivot quarter directly to the north of the feedyard facility.





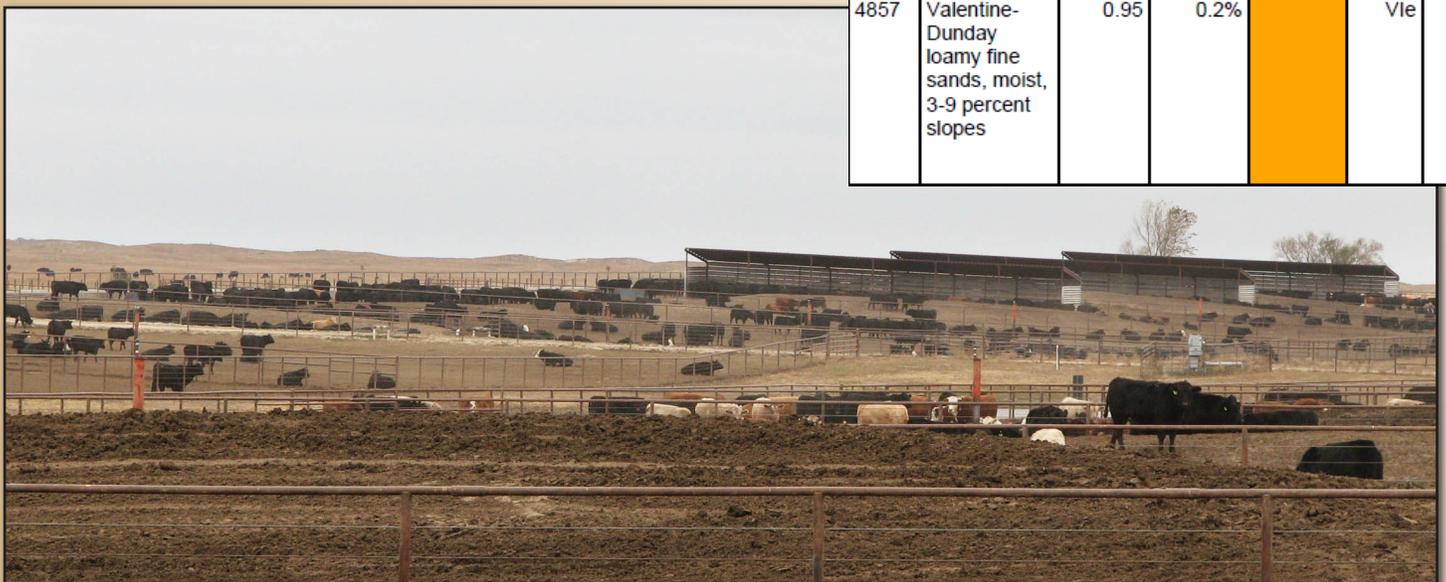
PROPERTY MAPS

SOIL MAP



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
4650	Ipaga loamy fine sand, 0 to 3 percent slopes	149.78	38.2%		IVe	IVe
4791	Valentine fine sand, 3 to 9 percent slopes	132.59	33.8%		Vle	IVe
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	69.64	17.7%		Vle	IVe
3252	Meadin sandy loam, 0 to 2 percent slopes	31.24	8.0%		VIs	IVs
4796	Valentine fine sand, 9 to 25 percent slopes	4.52	1.2%		Vle	
4370	Libroy loamy fine sand, 0 to 3 percent slopes	3.83	1.0%		IIIe	IIIe
4857	Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes	0.95	0.2%		Vle	IVe





Feedlot Information

- 15,000 head permitted feedlot with an additional 30,000 expansion permit.
- Well-design and entirely constructed in 2008.

- All bunk lines run north to south with 15,475 linear feet of poured in place bunk.
- Feed alleys are graveled and are in good condition.

- The pens include 14 foot aprons with in pen Johnson waterers.
- Pens size vary. Minimum 250 square foot of pen space per linear foot of bunk.
- 78 feeding pens with pipe and cable construction, 9 receiving pens, and 3 hospital pens.

- Roller mill was put in service in 2008; however, rollers are redone every six months.
- There are three generators: One provides backup power for the office and shop, one provides backup power for the feed mill, and one provides backup power for the main livestock water well and the cattle processing area.



FEEDLOT IMAGES



Feedlot Office

Office

2,688 square foot Lester Pole Building

The modern office is located south of the feeding pens and includes a truck scale.

Office interior includes three offices, scale room, conference room, lounge with kitchenette, two finished bedrooms, and two bathrooms.

Tack Barn

Heated processing barn, utilized for the cowboy tack.

Located just north of the elevated ship/receive area

Processing/Hospital

3,564 square foot Lester Pole Building





Commodity Building
15,625 square foot
Sentinel Steel Building
The feed mill is a dry
roller mill.

Shop
4,320 square foot
Morton Steel Shop
Building

Manager's Home
2,176 square foot
Built in 2016

Grain Storage
63,981 bu.
Brock Grain Storage Bin

Manager's Home



Invest in Agriculture!



Offering expansion opportunities in a prime location for feed and cattle.

15,000 head current capacity with an existing expansion plan and permit to reach 45,000 head total capacity.



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