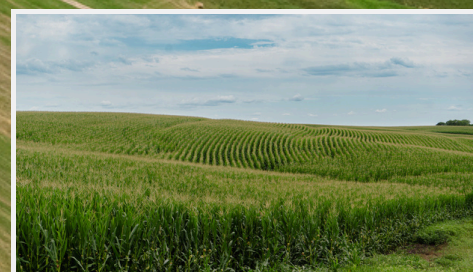


For Sale

20355 160th Ave
Decatur City, IA 50067

20355

Silverado Ranch



WB Realty Co. is proud to present Silverado Ranch, a 1984-acre property in Decatur County. The ranch showcases 848 FSA cropland acres. Additionally, the property boasts two calving pastures, abundant hunting grounds, and the capacity to accommodate 700 cow/calf pairs. To learn more about Silverado Ranch, please visit silveradofarms.com.

PROPERTY FEATURES

- 848 FSA cropland acres
- Cattle working barn
- Timber with hunting lease
- 7 sale barns within 1 hour
- 1,984 Acres
- 2 equipment barns
- 2 calving pastures
- 26 ponds
- Federal Opportunity Zone
- 50 minutes from Des Moines
- Office with internet
- Capacity for 700 pairs

Price: \$12,500,000



WB Realty Company is a licensed broker in the state of Iowa



Ryan Wiederstein
Broker/Owner

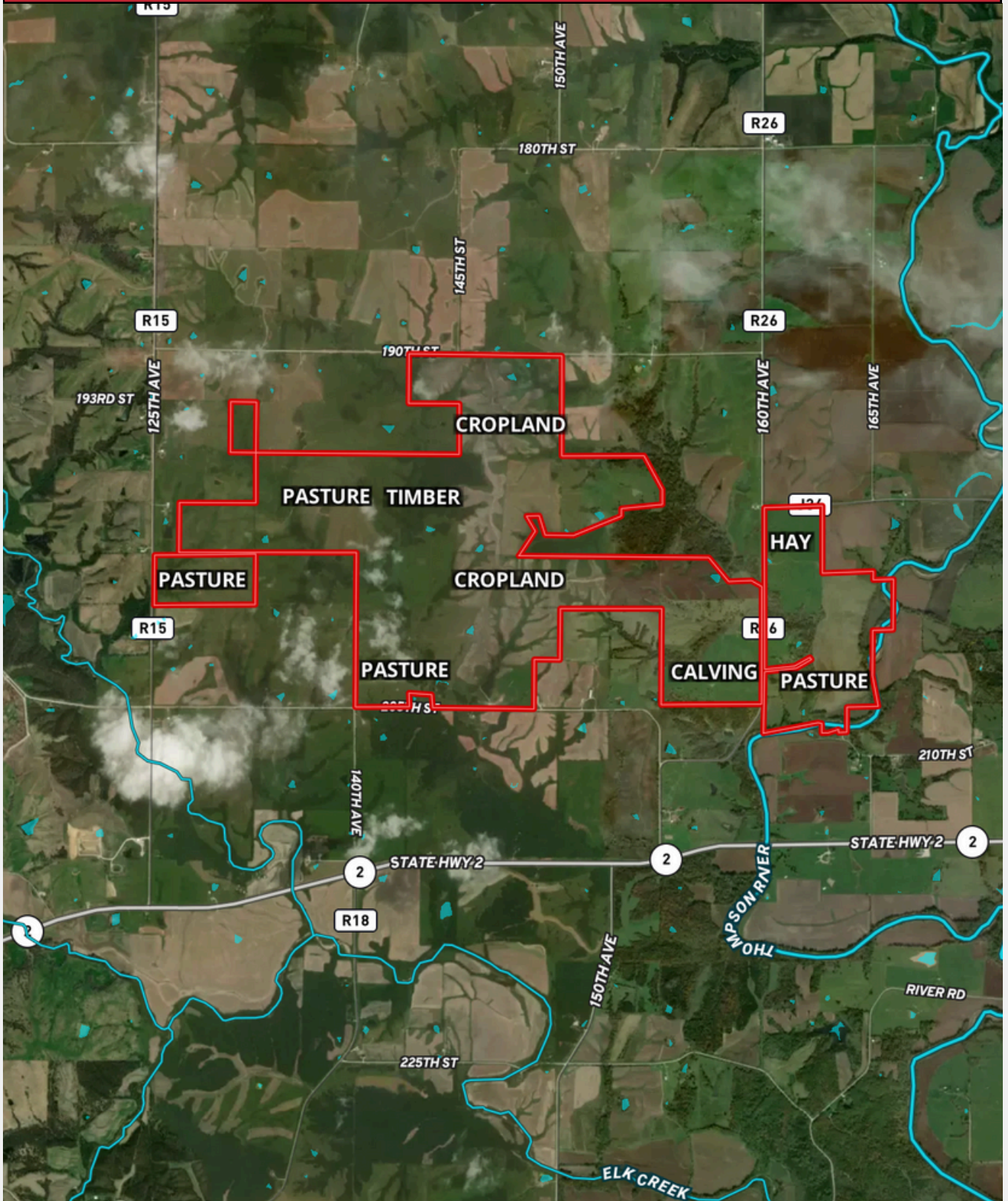
📞 515-554-4543

✉️ ryan@wbrealty.com



20355

PROPERTY MAP



[Click to view map details](#)



20355

PROPERTY DETAILS

Address	20355 160th Ave, Decatur City, IA 50067
Closest Town	Decatur City
Acres	1984 Acres
Other Acres	848 FSA Cropland
Fencing	Combination - Barbed, Woven, Continuous
Estimated Taxes	\$24,854 per year



MORE INFORMATION



The 1984-acre property is located just 50 minutes south of Des Moines, is accessible from four roads, and spans four miles wide. The ranch includes a state-of-the-art working facility equipped with a hydraulic chute, alleyway, and a vet room, ensuring efficient operations.

To learn more about Silverado Ranch, please visit silveradofarms.com.



20355

WORKING BARN

Dimensions	81' x 80' x 14'
Age	2019
Floor	Concrete
Power	Yes
Water	Yes
Material	Pole Barn



WORKING BARN

The working barn prioritizes efficient handling of large cattle numbers. The vet room is equipped with both heating and cooling systems, along with a hot-water heater. The hydraulic chute and scale ensure swift processing of cattle.



FEATURES

- Med pens
- Bud Box
- Daniels MFG alleyway
- Daniels MFG hydraulic chute w/scale
- LED lighting



20355

WORKING BARN PHOTOS



20355

EQUIPMENT/OFFICE

Dimensions	70' x 80' x 20'
Age	2019
Floor	Concrete
Power	Yes
Water	Yes
Material	Metal



EQUIPMENT/OFFICE

The equipment storage facility and office feature two 16' x 18' overhead doors with motorized operators. The office measures 16' x 20' and is equipped with a bathroom, shower, and fiber internet.



FEATURES

- Floor drains
- Fully insulated
- Propane heat
- LED lighting
- Fiber internet



20355

PASTURE

Head Space	700 pair capacity
Fence Material	Combination - Barbed, Woven, Continuous
Water	Pond, Rural
Notes	Alleyway connects all paddocks



PASTURE

All pastures receive annual fertilization and weed control spraying. Additionally, rotational clipping takes place during the grazing season



FEATURES

Multiple paddocks have feed bunks for winter feeding. Each paddock features abundant tire waterers, with backup rural water available in several perimeter paddocks.





20355

DISCLAIMERS

OWNERSHIP

Ryan Wiederstein has a financial interest in the property and is also the listing broker on the property.

SURVEY

The seller will provide any available surveys, and the buyer may choose to have an additional survey completed at their own expense.

ONGOING IMPROVEMENTS

The property is continuously being improved.

HUNTING RIGHTS

Subject to hunting rights on a portion of the timber.

EQUIPMENT

Equipment list available upon request.



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