

# FOR AUCTION

**ONLINE LIVE AUCTION AT 1:00 PM CST, OCTOBER 8TH, 2024**

19742 Fawn Hollow Rd, Farmersburg, IA 52047



## 1800 HEAD FEEDLOT

This 48.87-acre property in Clayton County features an 1,800-head feedlot. The feedlot includes a slatted confinement building, dirt lots, a medical pen, a shop, and a cattle working facility. Furthermore, the property boasts a ranch-style house, a quonset building for storage, a hydraulic chute, and a concrete pit prepared for an expansion of 700 additional head.

## AUCTION INFORMATION

**Open House Events: Thursday, September 19th - 3:00 - 6:00pm CST**

**Saturday September 28th - 12:00 - 2:00pm CST**

To bid, visit: <https://wbrealty.placebids.net/auctions>. To participate in the auction, click REGISTER TO BID. From there, you will need to create a bidder account. Once your bidder account is created, you can actively bid on the property.



**Landon Schrage**

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

# 19742

## PROPERTY MAP





# 19742

## FEEDLOT DETAILS

|                   |                                              |
|-------------------|----------------------------------------------|
| <b>Address</b>    | 19742 Fawn Hollow Road Farmersburg, IA 52047 |
| <b>Type</b>       | Feedlot                                      |
| <b>Head Space</b> | 1800                                         |
| <b>County</b>     | Clayton                                      |
| <b>Power</b>      | Yes                                          |
| <b>Water</b>      | Well                                         |
| <b>Fencing</b>    | Guard Rail                                   |
| <b>Zoning</b>     | Agriculture                                  |
| <b>Acres</b>      | 48.87 Gross Acres, 25.08 Tillable Acres      |





# 19742

## WORKING FACILITY





# 19742

## DIRT LOTS





# 19742

## HOUSE





# 19742

## ADDITIONAL CONFINEMENT SPACE



## CONFINEMENT PEN





Aerial Map



Boundary Center: 42° 56' 19.82, -91° 22' 55.33

0ft 1006ft 2012ft

24-94N-5W  
Clayton County  
Iowa



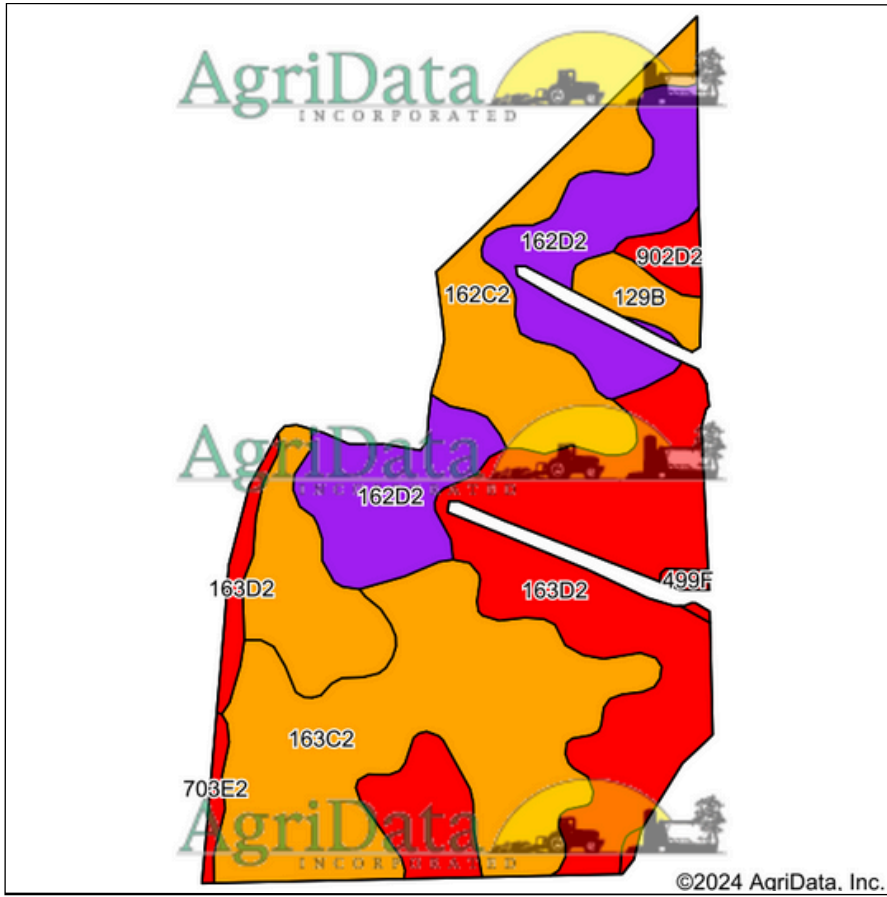
9/10/2024

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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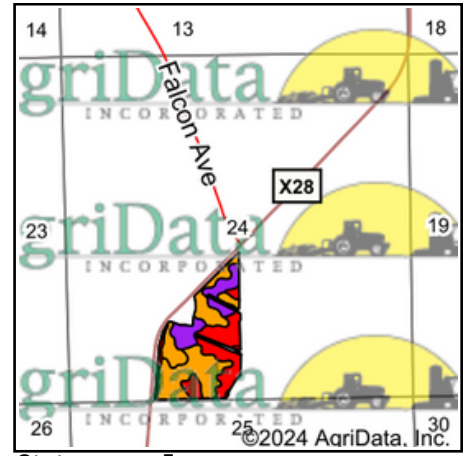
Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Clayton**  
 Location: **24-94N-5W**  
 Township: **Wagner**  
 Acres: **43.65**  
 Date: **9/10/2024**

Maps Provided By:  
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Area Symbol: IA043, Soil Area Version: 27

| Code             | Soil Description                                              | Acres | Percent of field | CSR2 Legend | NonIrr Class *c | CSR2** | CSR *n | NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
|------------------|---------------------------------------------------------------|-------|------------------|-------------|-----------------|--------|--------|---------------|---------------|-----------------------|-------------------|
| 163D2            | Fayette silt loam, 9 to 14 percent slopes, moderately eroded  | 12.77 | 29.1%            |             | IIIe            | 46     | 58     | 78            | 78            | 66                    | 62                |
| 163C2            | Fayette silt loam, 5 to 9 percent slopes, moderately eroded   | 12.56 | 28.8%            |             | IIIe            | 72     | 68     | 81            | 81            | 69                    | 66                |
| 162C2            | Downs silt loam, 5 to 9 percent slopes, moderately eroded     | 8.41  | 19.3%            |             | IIIe            | 80     | 73     | 85            | 85            | 72                    | 72                |
| 162D2            | Downs silt loam, 9 to 14 percent slopes, moderately eroded    | 7.68  | 17.6%            |             | IIIe            | 54     | 63     | 81            | 81            | 69                    | 67                |
| 129B             | ArenzvilleChaseburg complex, 1 to 5 percent slopes            | 1.00  | 2.3%             |             | IIw             | 73     | 63     | 85            | 85            | 72                    | 83                |
| 902D2            | Luana silt loam, 9 to 14 percent slopes, moderately eroded    | 0.64  | 1.5%             |             | IVe             | 48     | 47     | 59            | 59            | 56                    | 58                |
| 703E2            | Dubuque silt loam, 14 to 18 percent slopes, moderately eroded | 0.33  | 0.8%             |             | IVe             | 8      |        | 49            | 48            | 47                    | 41                |
| 499F             | Nordness silt loam, 14 to 25 percent slopes                   | 0.26  | 0.6%             |             | VIIIs           | 5      | 5      | 42            | 42            | 33                    | 27                |
| Weighted Average |                                                               |       |                  |             | 3.02            | 61.6   | *      | *n 80.2       | *n 80.2       | *n 68.2               | *n 66             |

\*\*IA has updated the CSR values for each county to CSR2.

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.