

For Sale or Lease

24593 McGruder Creek Rd

Leon, IA 50144

999 Head Feedlot



WB Realty Co is proud to offer this 999-head feedlot featuring 499 head of confined spaces and 500 head of open lot. This property has a long-standing history in the southern Iowa custom feeding industry. It includes a newly renovated home, five structures, and sits on 20 acres of land. To learn more about Silverado Feeders, please visit silveradofarms.com.

PROPERTY FEATURES

- 999 Head Capacity
- Multiple Ponds
- Concrete Lots
- Weigh Scale
- Renovated Home
- Hospital Barn
- 20 Acres
- Commodities Pit
- Loading Facility

Price: \$595,000



Ryan Wiederstein

Broker/Owner

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24593

Property Map



[Click to view map details](#)



24593

LAND DETAILS

Address	24593 McGruder Creek Rd
Closest Town	Leon
Acres	20 Gross / 20 Taxable
Fencing	Combination - Barbed, Continuous
Estimated Taxes	\$1,900 per year



MORE INFORMATION

The 20-acre site is securely fenced, featuring multiple paddocks and open lots. Additionally, it has two ponds, ensuring a reliable water supply to the facilities, as well as ample space for future expansion.



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BUILDING 1 DETAILS

Type	Confinement
Head Space	400
Dimensions	35' x 710'
Age	2014 (Estimated)
Floor	Concrete
Power	Yes
Water	Pond Sourced
Material	Steel
Notes	New Roof, Replaced Guard Rail, Updated Waterers



400 HEAD CONFINEMENT

The featured confinement barn features over 700' of bunk line with full concrete apron and drive.



FEATURES

- Steel frame
- Pond Sourced Water
- 7 Pens
- New Roof
- Turnkey



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BUILDING 2 & 3 DETAILS

Type	Open
Head Space	200
Dimensions	170' x 35' per building
Age	2005 (Estimated)
Floor	Concrete
Power	Yes
Water	Richie Waterer/Pond Sourced
Material	Wood/Metal Roof
Notes	Shade structure with bunk line accessible to open lot



200 HEAD OPEN

Features 340 feet of bunk line with access to pasture paddock. Waterer is pond sourced. Combined these pens accommodate 200 head.





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BUILDING 4 DETAILS

Type	Working Barn
Head Space	N/A
Dimensions	45' x 70'
Age	Unknown
Floor	Concrete/Dirt
Power	Yes
Water	Ritchie Waterer on Pond/Rural
Material	Pole Barn
Notes	Recently restored with new alleyway



WORKING BARN

The working barn serves as a functional facility, offering accessibility to medical pens and the medical barn.



FEATURES

- Power
- Water
- Pens
- Alleyway



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BUILDING 6 DETAILS

Type	Hospital Barn
Head Space	N/A
Dimensions	55' x 70'
Age	Unknown
Floor	Concrete
Power	Yes
Water	Ritchie Water/Pond Sourced
Material	Wood
Notes	Accessible bunk line with multiple pens in and out



HOSPITAL BARN

Situated just steps away from the home, the medical barn ensures effortless access for regular check-ups on animals. This well-designed barn has a concrete floor, multiple water sources, a bunk line, and convenient access to an outdoor paddock, providing a comfortable and practical space to attend to your animals' needs.



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HOUSE DETAILS

Homes	1
Finished Sq. Ft	1,364
Bedrooms	3
Bathrooms	1 Full
Basement	Unfinished
Parking	Garage
Cooling Systems	Central AC
Heating Systems	Gas Forced
Notes	House was recently fully renovated



24593 MCGRUDER CREEK RD

- New Roof
- New Siding
- New Gutters
- New Kitchen
- New Bathroom
- New Flooring
- New Trim/Doors/Drywall
- New Septic
- New AC/Furnace/Water heater
- New Carpet
- New Appliances

On Rural Water and Propane tank is leased.

Fiber internet to the home.





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Other Features



LOADING

The loading facility is ideal for semi trailers or low deck trailers. The working facilities make easy work of processing cattle quickly.



SCALE

The scale has been recently calibrated and is ready for use.



COMMODITY

Large concrete commodities pad.



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Disclaimers

OWNERSHIP

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

SURVEY

Seller will provide any available surveys and buyer may have additional survey completed at buyer expense.

The sale will require one parcel to be subdivided as it is split by the road.

PERMITTING

This property is being offered as a non-permitted site by the DNR as it is being offered as less than 1000 head capacity and does not require DNR permitting. Any permitting or expansion of the facility would be at the expense of buyer.

ONGOING IMPROVEMENTS

The property is continuously being improved. The roof for the 35' x 710' was replaced in 2023.



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