



Poultry

GROWING OPERATION & ACREAGE

Listing #18166

34697 Beechnut Road
Carson, IA 51525



Andrew Zellmer | 712.898.5913
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IA LIC S61625000

13.32
Acres M/L



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

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High-quality, full-service Poultry Growing Operation available in Pottawattamie County, Iowa! Located just outside Treynor, Iowa, lies this prime 13.21 acre site primed and ready for use as a poultry operation. This site features four high-quality poultry houses, a Morton building, grain bins, and a residential dwelling onsite for operator housing. A new well was installed on the property in 2025. Don't miss your chance at this unique investment opportunity!

Details

- Structure: Poultry House, Broiler Operation
- Square Footage: 21,930 sq ft per building
- Dimensions Per Building: 510' x 43'
- Number Of Floors: 1
- Ground Floor Area: 21,930 sq ft per building
- Year Built: 2 in 2014 / 2 in 2017
- Building Code Class: 1 - Frame/Combustible
- Construction Type: Pole Frame
- Exterior: Metal Siding, Baked Enamel
- Roof Covering: Metal other than standing seam
- Roof Pitch: Moderate
- Foundation Type: Poured Concrete
- Slope: Flat
- Structure Quantity: 4
- Number Of Birds: ~25,000 per building

Morton Building

Morton building onsite offers a high volume of storage for equipment and tools.

- 52' x 150' Morton Building built in 2012
- 7,800 sq ft of covered storage
- Currently housing equipment for the poultry growing operation

Storage Inventory that may be included within the sale:

- Manure Conditioner
- Disc
- Manure Windrower
- Landscape Rake
- Pellet Spreader
- Litter Buckets

Poultry Houses

The property has four 21,930 sq ft poultry houses that have most recently been used as a broiler chicken growing operation under a Smart Chicken contract (Contact agent for details). Two of the buildings were built in 2014, and the other two were replicated in 2017. Per the Iowa DNR Animal Feeding Operation registry, the operation's capacity is 99,500 broiler chickens (sized 3 pounds or more) for all of the units combined. Six total Steel Bulk Feed Tanks with 12-ton capacity installed onsite. The buildings contain feed and watering systems, heating, a ventilation cooling system, a control room, and a back-up generator. Behind the buildings, 96 panels have been installed for solar power.

Grain Bins

- There are two existing grain bins on the property. The grain bins can be utilized for the onsite poultry growing operation or may be leased out for additional income.
- 36' x 29' bin installed in 2020 - Estimated capacity of 26,000 bushels
- 38' x 30' bin installed in 1978 - Estimated capacity of 30,000 bushels

Residential Dwelling

- The 1930's, two-story farmhouse onsite could be utilized for poultry house staff living quarters, rented for extra income, or make it your own new home!
- 2,564 sq ft of living quarters
- Three Bedrooms

- Two Bathrooms
- Classic wooden floors, doors, and finishes
- Stone, wood-burning fireplace
- Inviting covered front porch
- Unfinished basement

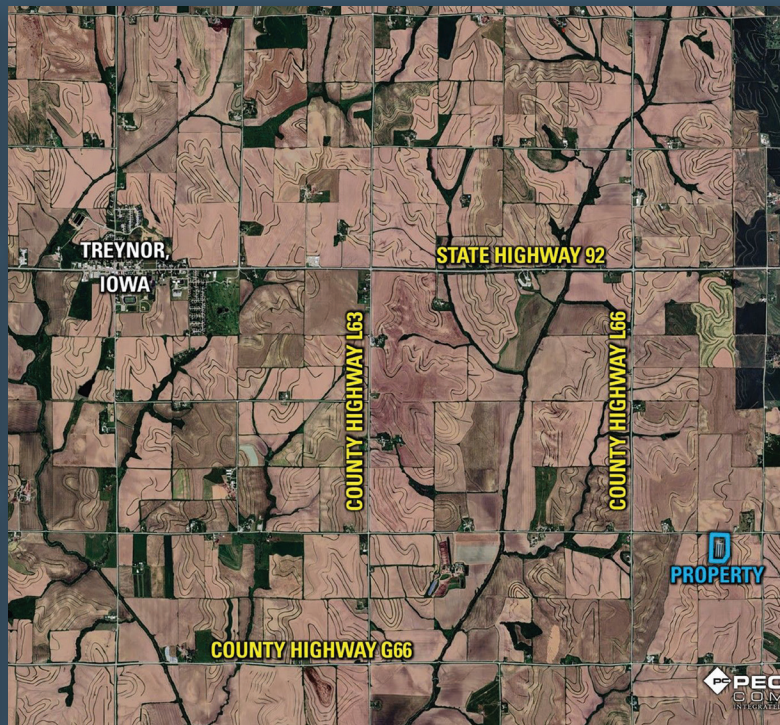
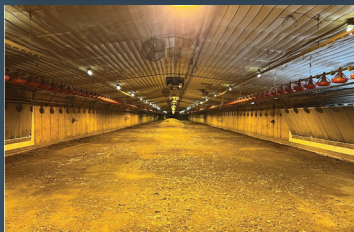
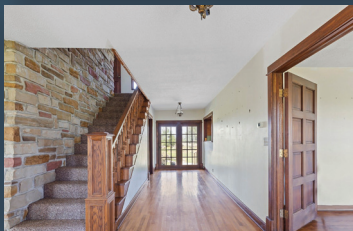
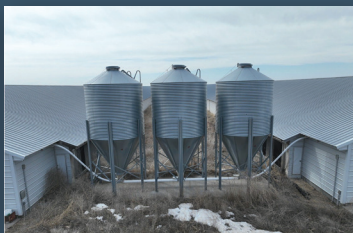
Appliances:

- Stainless-steel refrigerator
- Stainless-steel gas range
- Dishwasher
- Basement washer and dryer unit

Onsite Utilities:

- Electric: Mid-American Energy
- Water: Well - Contact the Agent or see attachment for Details
- Natural Gas: Black Hills Energy





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Directions:

From Carson, Iowa: Head west on State Highway 92 for 5 miles. Turn left (south) on 350th Street. Continue straight for 2 miles. Turn right on Beechnut Road. The property is located on the left. Look for the Peoples Company sign.

From Treynor, Iowa: Head east on State Highway 92 for 5 miles. Turn right (south) on 350th Street. Continue straight for 2 miles. Turn right on Beechnut Road. The property is located on the left. Look for the Peoples Company sign.



2300 Swan Lake Boulevard, Suite 300
Independence, IA 50644



[PeoplesCompany.com](https://www.PeoplesCompany.com)

