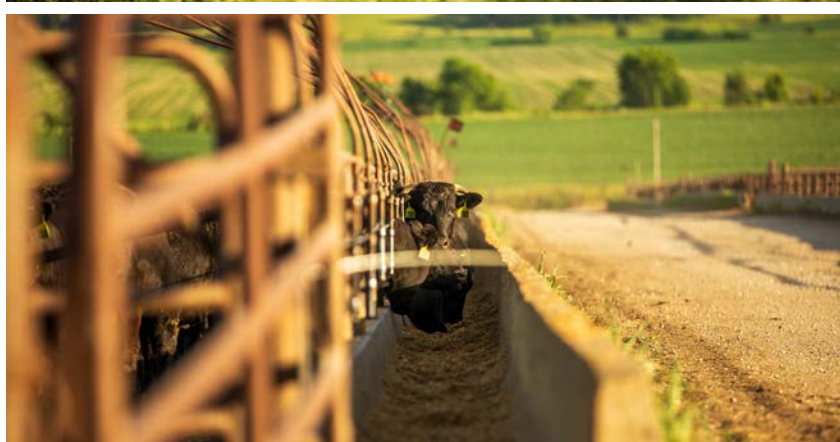


MIDWEST LAND GROUP PRESENTS



CASS COUNTY, IA

165 ACRES



64919 Yankton Road, Villisca, Iowa, 50864

MIDWEST LAND GROUP IS HONORED TO PRESENT

JDH WAGYU FARM & FEEDLOT

Midwest Land Group is proud to offer JDH Wagyu, a premiere 3,000-capacity feedlot on 165 acres with significant improvements and tillable cropland in southwest Iowa. The family has owned the land through multiple generations since the 1930s. JDH Wagyu cattle breeding began on the farm in the 1990s and is now one of the largest and most prestigious registered Wagyu herds in the United States.

The farm consists of 165 +/- acres with 86 tillable crop acres, a turn-key feedlot, and improvements on the remaining acreage. The feedlot includes a 95'x90' building completed in 2021 with a concrete floor and finished office space at the farm entrance. Additional improvements include two monoslope barns with over 35,000 square feet of covered pens with full concrete floor built in 2021, a processing barn, commodity sheds, feed hoppers, equipment storage, 28 exterior pens, over 15,000 linear feet of steel pipe fencing, and over 2,800 linear feet of concrete feed bunks. Another significant improvement is the 200+ foot, high-output well that serves as the primary water source for the farm, although a public water meter is also on the property. Multiple waterers are spread throughout the cattle pens, barns, and main building.

The tillable cropland consisting of 86 +/- acres has a CSR2 of 60.2 and NCCPI of 76.8 and is comprised of Class II and Class III silty clay loam soils. The cropland has been custom-farmed and used for silage for the feedlot operation. The 86 +/- acres of cropland is a near-perfect size to accommodate the annual need for silage for the feedlot. The cropland is planted in corn in 2024 and is looking to be an outstanding yield year thus far.

The main building, consisting of 8,550 sq. ft. under roof, contains 4,650 sq. ft. of fully insulated and heated shop space, a 30'x90' attached lean-to for equipment storage, and 1,200 sq. ft. of finished office space all under HVAC, including a kitchen, conference room, two offices, a full bathroom, and a large entry and receptionist desk area. The remainder of the building includes a concrete floor shop with three 14 foot overhead doors, a full drive-through bay, floor drains throughout, steel construction, and a large storage loft above the finished office space.

The processing barn includes all steep pipe attached working chutes, holding, sorting, and crowding pens, mechanical squeeze chutes, and trailer loading areas. Concrete and gravel drive will lead you to access all of the feed pens with adequate space for ingress and egress for a tractor trailer and equipment. The feedlot has DNR and EPA approved run off settling basins.

JDH Wagyu is a turn-key, fully operational feedlot nationally recognized as one of the best in the Wagyu cattle industry. The employees and facilities that have successfully operated this business would be willing to stay in place and continue operating the business if a new owner desires. There is an option to include a contiguous property with a residence for a farm operator or owner at an additional cost. The farm is being offered as a 165-acre tract or an 82-acre tract, each including the feedlot and improvements. An optional 200 +/- Wagyu bulls may be included in the sale at an additional cost. This is an outstanding opportunity for an owner to expand or a new operator to jump straight into an exceptional quality and turn-key feedlot operation. Call Will Wiest for additional information and to schedule a showing of the entire property and improvements.

PROPERTY FEATURES

PRICE: **\$2,750,000** | COUNTY: **CASS** | STATE: **IOWA** | ACRES: **165**

- JDH Wagyu 3,000 head capacity feedlot and ag farm
- 165 acres near Grant, IA on the Cass and Montgomery County line
- Located 1 hour east of Omaha, 1.5 hours west of Des Moines, 1 hour north of Maryville, MO
- One of the largest registered Wagyu facilities in the US
- 8,550 sq. ft. steel frame fully insulated building built in 2021
- Building includes 1,200 sq. ft. finished office space
- Building includes 4,650 sq. ft. concrete floor insulated and heated shop space
- Building includes 3 sided 30'x90' lean-to
- Two monoslope barns professionally engineered and constructed considering weather conditions
- The monoslope barns total over 5,000 sq. ft. of steel and concrete constructed pens with full concrete floors
- Each monoslope barn is approximately 35'x335'
- 28 uncovered steel pipe fence pens
- Processing barn with full working chutes included
- Holding and sorting pens, squeeze chutes, and loading areas
- Over 2,800 linear feet of concrete feed bunks
- Over 15,000 linear feet of steep pipe fence
- 86 tillable acres planted in corn in 2024
- Tillable acres are adequate to cover silage needs for feedlot
- Tillable acres with CSR2 of 60.2 and NCCPI of 76.8
- Excellent high-pressure well water from 200 ft. well serving property
- Additional utilities include public water, electric, fiber, propane, and new septic
- 4,000 sq. ft. of covered, 3-sided commodity sheds
- Approx. 5,700 sq. ft. of covered, 3-sided steel frame equipment storage
- Farm has excellent road frontage on 3 sides and multiple entrances
- Feed hopper with automatic ag roller mill
- Multiple fuel tanks included
- Current year taxes are approximately \$11,606
- Griswold School District



3,000 HEAD CAPACITY FEEDLOT AND AG FARM



8,550 SQ. FT. STEEL FRAME BUILDING



1,200 SQ. FT. FINISHED OFFICE SPACE

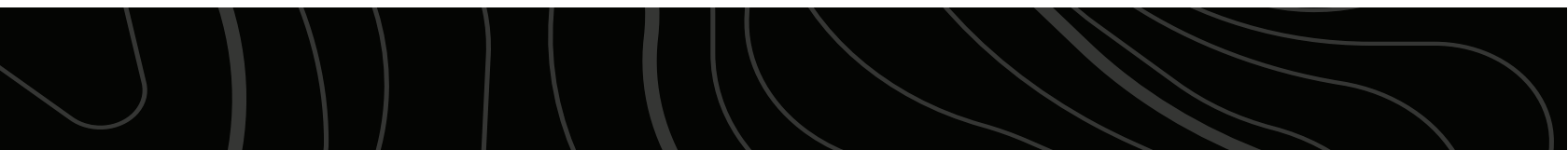


35,000 SQ. FT. 3-SIDED COVERED PENS

Additional improvements include over 35,000 square feet of steel frame covered pens, also built in 2021.



28 UNCOVERED STEEL PIPE FENCE PENS



PROCESSING BARN WITH WORKING CHUTES

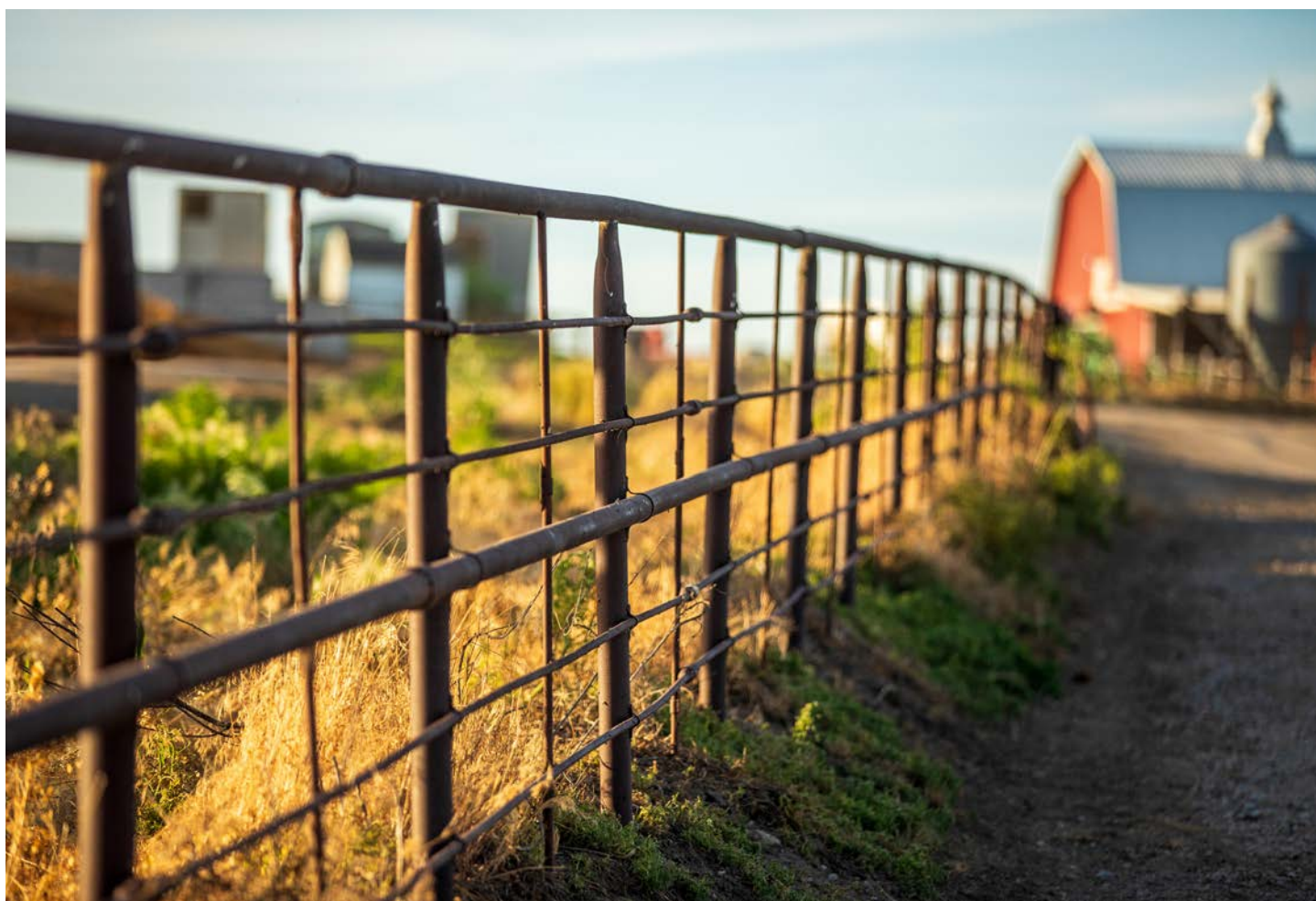
The processing barn includes all steep pipe attached working chutes, holding, sorting, and crowding pens, mechanical squeeze chutes, and trailer loading areas.



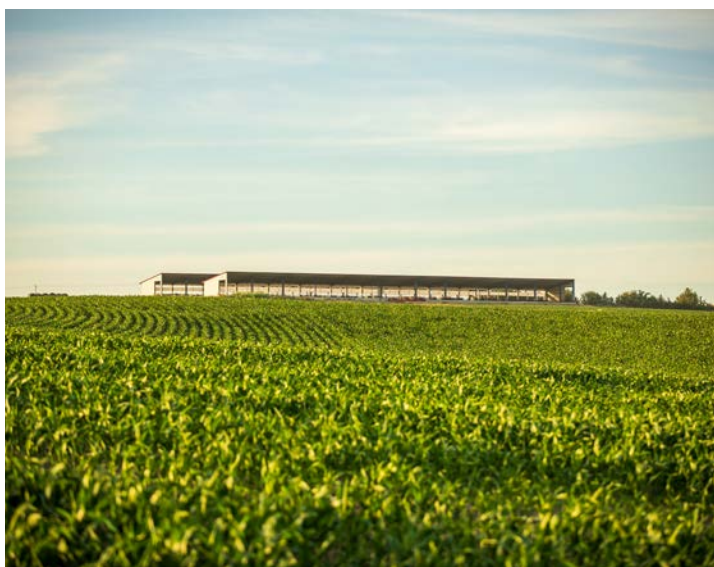
2,800 LINEAR FEET OF CONCRETE FEED BUNKS



15,000 LINEAR FEET OF STEEP PIPE FENCE



86 TILLABLE ACRES WITH CSR2 OF 60.2



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Map Center: 41° 10' 9.79, -94° 57' 7.37

35-74N-36W
Cass County
Iowa

0ft 483ft 966ft



5/14/2024

AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 41° 10' 9.87, -94° 57' 6.9

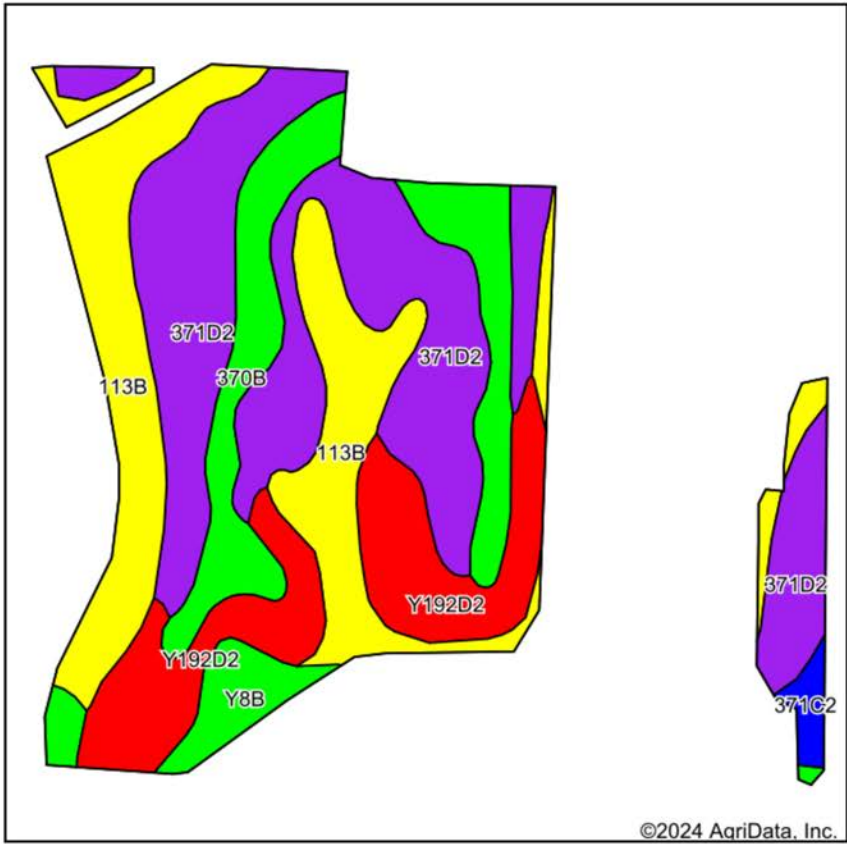
35-74N-36W
Cass County
Iowa

0ft 470ft 940ft



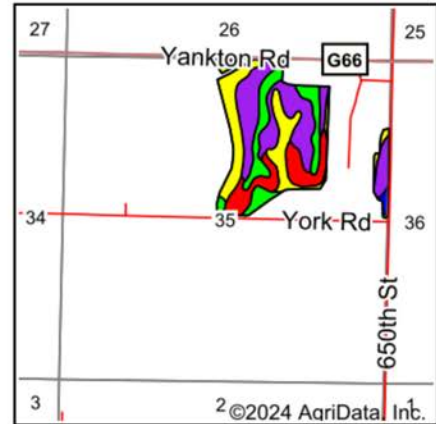
7/9/2024

SOIL MAP



Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Cass**
Location: **35-74N-36W**
Township: **Noble**
Acres: **86.07**
Date: **7/9/2024**



Maps Provided By:



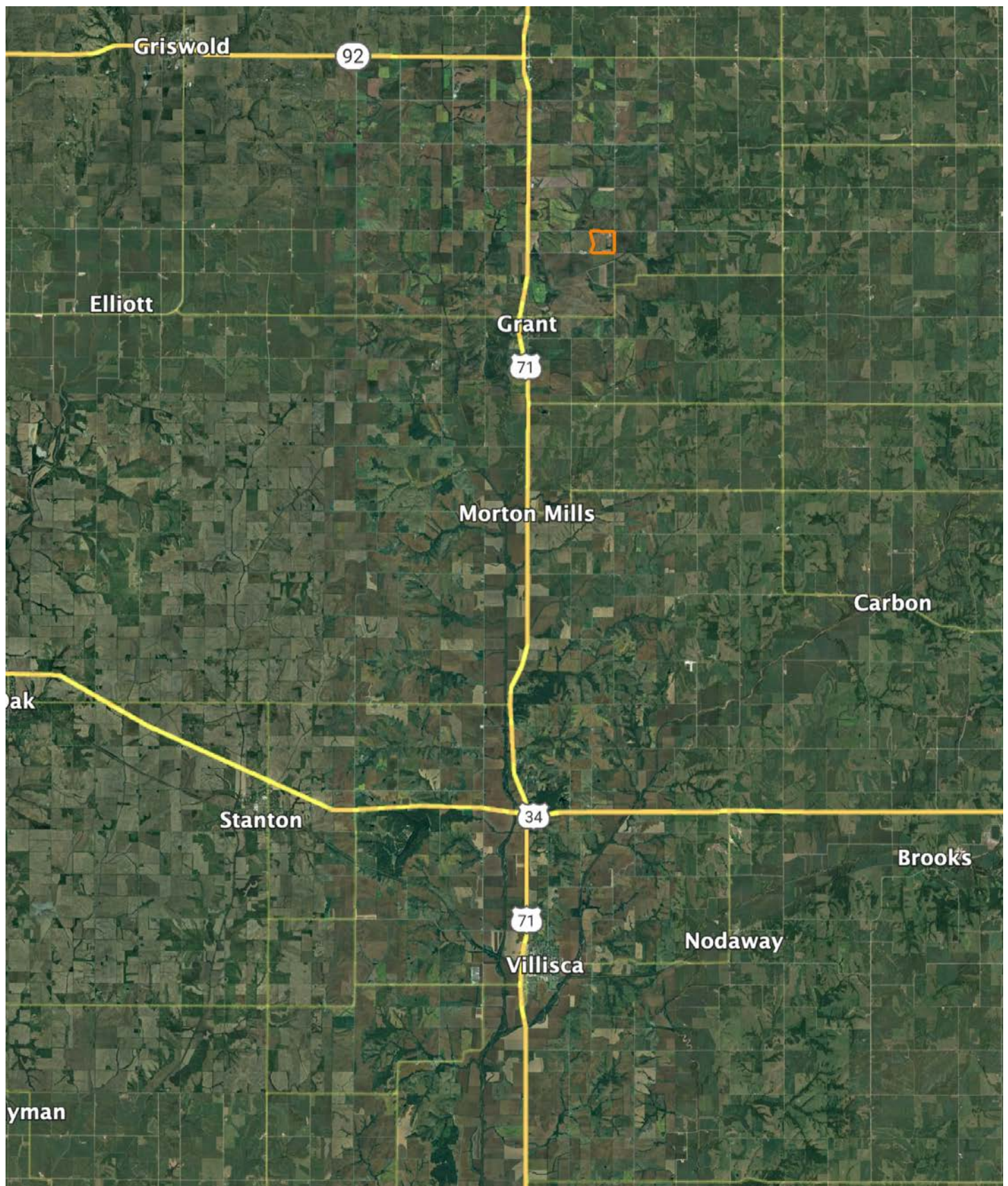
Area Symbol: IA029, Soil Area Version: 31										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	32.22	37.4%		IIIe	57	47	76	76	61
113B	Colo, overwash-Ely complex, 2 to 5 percent slopes	23.00	26.7%		IIw	69	59	75	70	71
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	13.94	16.2%		IVe	16	28	64	64	45
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	12.29	14.3%		Ile	91	80	92	92	79
Y8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	3.63	4.2%		Ile	93	85	93	93	80
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	0.99	1.2%		IIIe	83	69	79	79	65
Weighted Average					2.71	60.2	53.7	*n 76.8	*n 75.5	*n 64.5

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Midwest Land Group Broker Will Wiest is responsible for expansion in North Missouri and Southern Iowa. Since joining Midwest Land Group in 2014, Will has been a top producer each year, serving his clients through the entire process of selling and investing in real estate. Will has an entrepreneurial spirit, thinks big and accepts any challenge with a smile. Will has a tenacious work ethic, with a focus on agriculture farms, commercial real estate and recreational properties. Will is surrounded by an incredible team, mentors and coaches who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and cattleman at their family farm in Missouri.

Will received a Bachelors and Masters degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will serves on the board at the Bank of Orrick, Missouri and is a member of the Realtor Land Institute, Kansas City Real Estate Association, Iowa Association of Realtors, CoStar, Farm and Ranch MLS, Heartland MLS, West Central, and South East Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke and Brooks. Will spends time with his boys practicing sports, enjoying the outdoors, camping, canoeing, turkey hunting, waterfowl hunting with their chocolate lab, deer hunting, fishing, hiking and exploring on their land outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to vacation, hike and big game hunt in the mountains out west. Let Will's versatile experience and proven track record go to work for you to accomplish your real estate goals.



WILL WIEST,
ASSOCIATE LAND BROKER
816.703.9066
WWiest@MidwestLandGroup.com



MidwestLandGroup.com

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