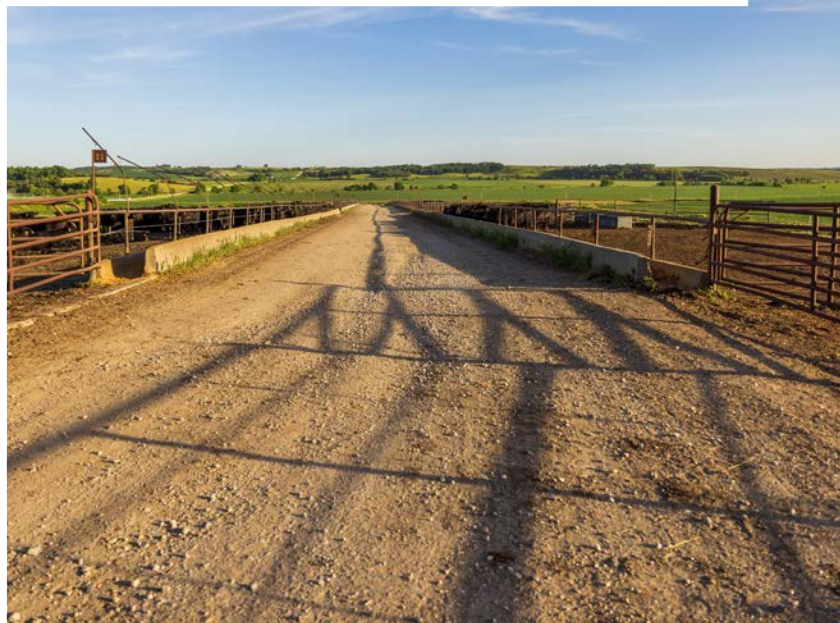


MIDWEST LAND GROUP PRESENTS



82 ACRES
CASS COUNTY, IA

64919 Yankton Road, Villisca, Iowa, 50864



MIDWEST LAND GROUP IS HONORED TO PRESENT

JDH WAGYU FEEDLOT

Midwest Land Group is proud to offer JDH Wagyu, a premiere 3,000-capacity feedlot with improvements on 82 acres 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 82 acres offering a 95x90' building completed in 2021 with a concrete floor and finished office space at the farm entrance. Additional improvements include over 35,000 sq. ft. of steel frame covered pens, also 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 main building, consisting of 8,550 sqft under roof, contains 4,650sqft of fully insulated and heated shop space, a 30x90 attached lean-to for equipment storage, and 1200 sqft 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 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. The 165-acre farm option offers 86 tillable acres with a CSR2 of 60.2 and is being offered at \$2,750,000. 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.

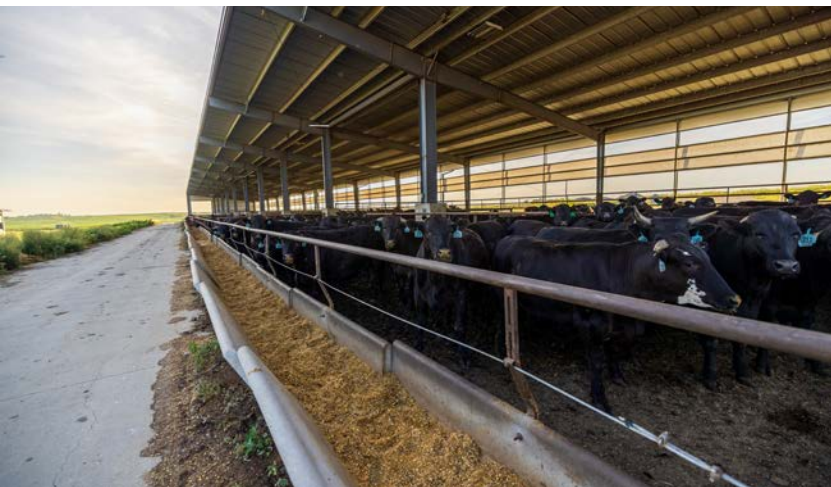
PROPERTY FEATURES

PRICE: **\$2,100,000** | COUNTY: **CASS** | STATE: **IOWA** | ACRES: **82**

- JDH Wagyu 3,000 head capacity feedlot
- 82+/- 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. of finished office space
- Building includes 4,650 sq. ft. concrete floor insulated and heated shop space
- Building includes 3-sided 30'x90' lean-to
- 35,000 sq. ft. of steel and concrete constructed 3-sided covered pens
- 28 uncovered steel pipe fence pens
- Processing barn with full working chutes included
- Holding and sorting pens, squeeze chutes, loading areas
- Over 2,800 linear feet of concrete feed bunks
- Over 15,000 linear feet of steep pipe fence
- 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 \$5,952.00
- Griswold School District
- Acreage and legal description will be determined by a survey



3,000 HEAD CAPACITY FEEDLOT



8,550 SQ. FT. STEEL FRAME BUILDING



1,200 SQ. FT. FINISHED OFFICE SPACE

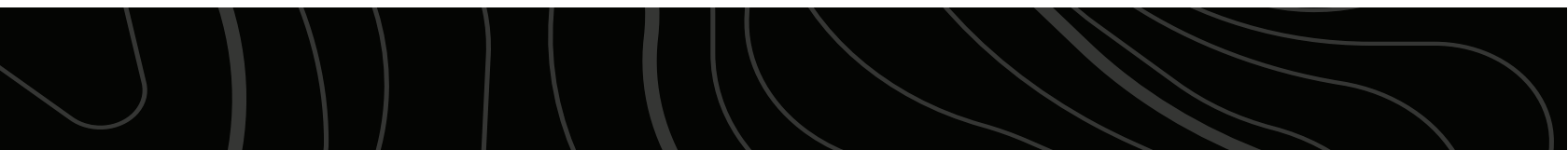
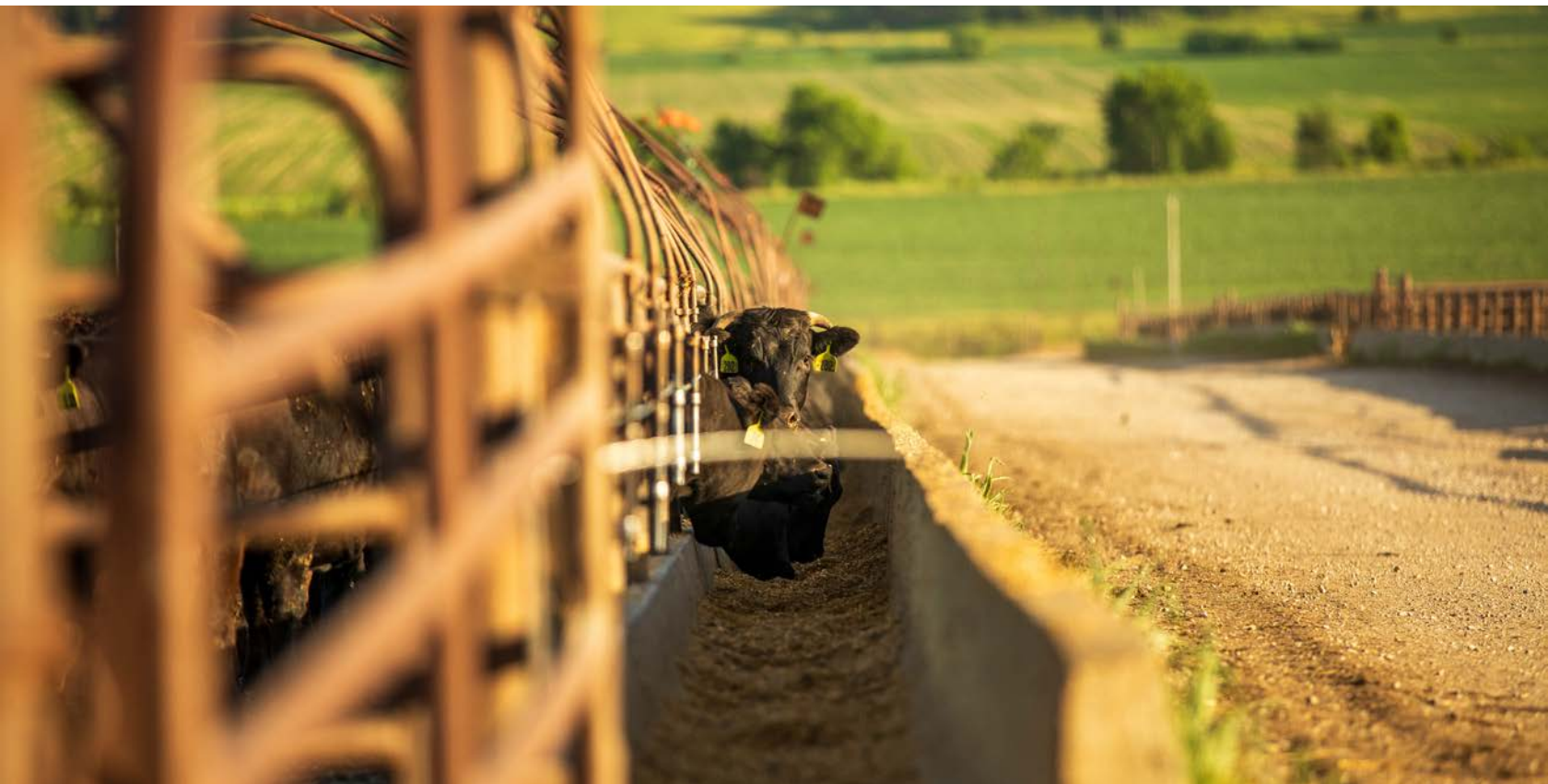
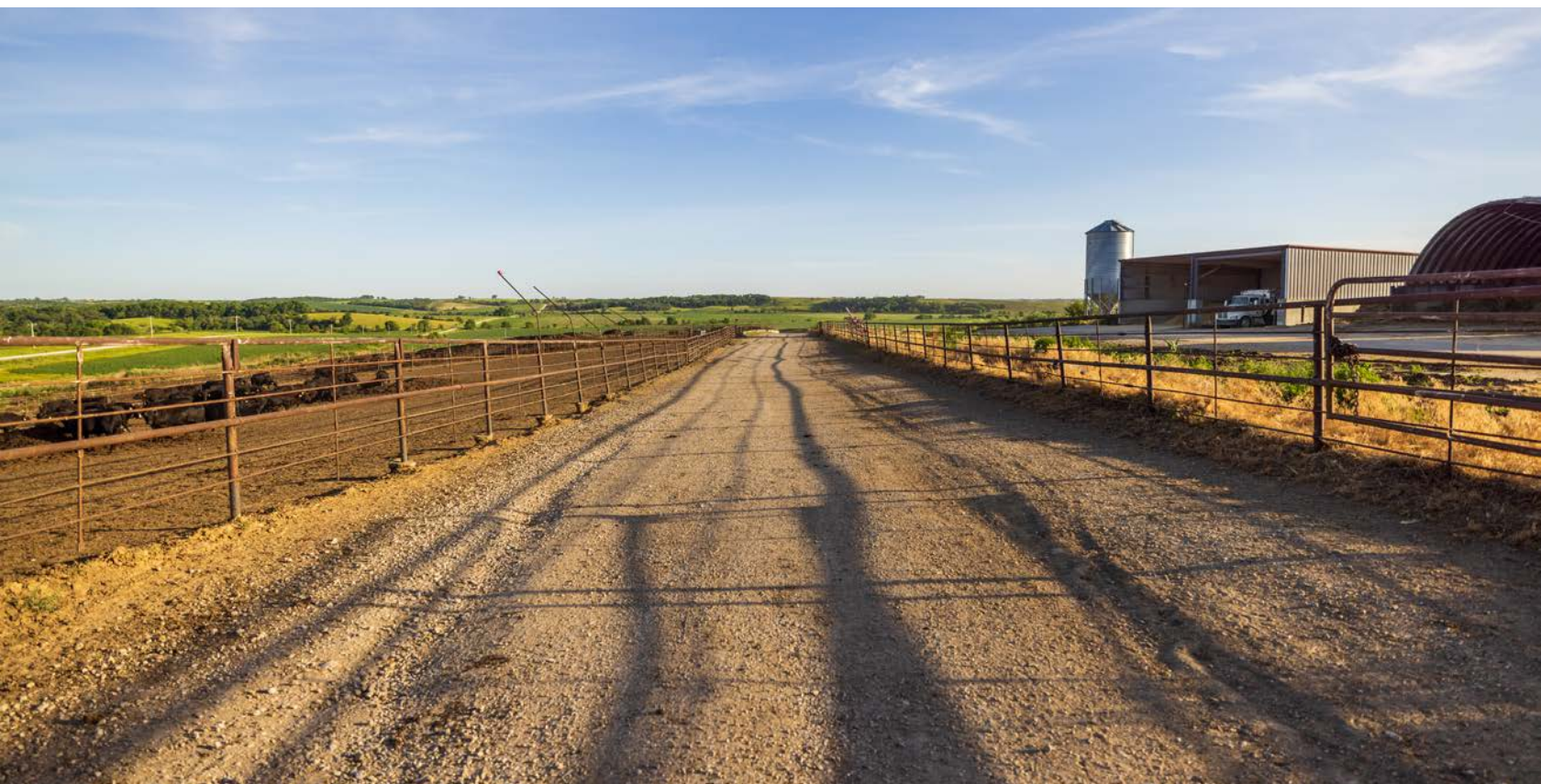


35,000 SQ. FT. 3-SIDED COVERED PENS

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



28 UNCOVERED STEEL PIPE FENCE PENS



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Map Center: 41° 10' 9.8, -94° 57' 3.13

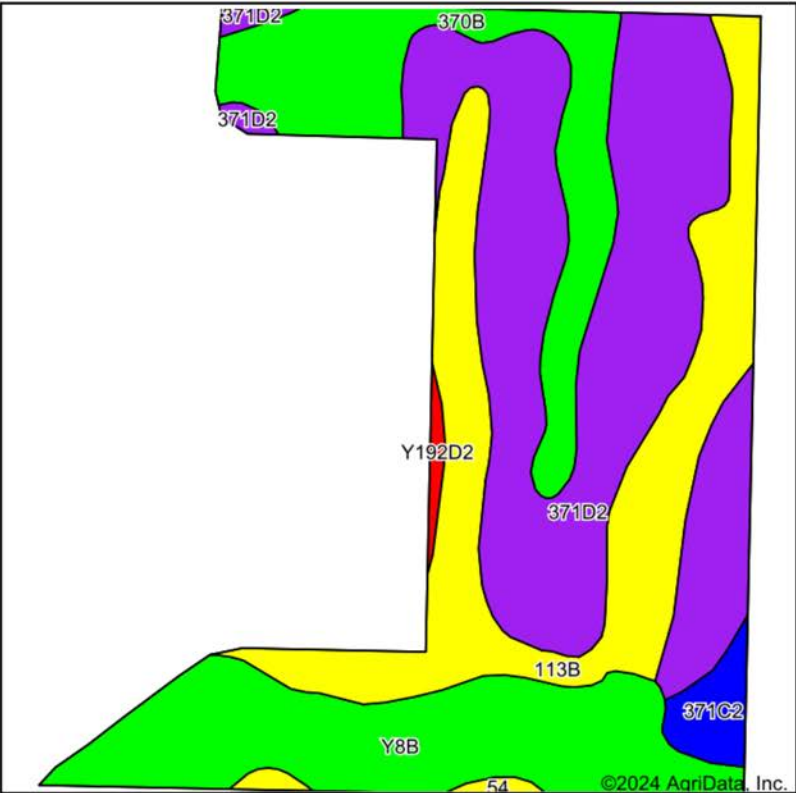
35-74N-36W
Cass County
Iowa

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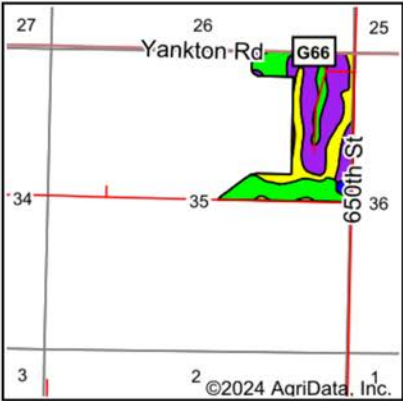


5/14/2024

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Cass**
Location: **35-74N-36W**
Township: **Noble**
Acres: **82**
Date: **5/14/2024**



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	32.10	39.1%		Ille	57	47	76	76	61
113B	Colo, overwash-Ely complex, 2 to 5 percent slopes	19.20	23.4%		Ilw	69	59	75	70	71
Y8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	15.94	19.4%		Ile	93	85	93	93	80
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	11.81	14.4%		Ile	91	80	92	92	79
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	1.84	2.2%		Ille	83	69	79	79	65
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.61	0.7%		Ilw	67	59	63	58	63
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.50	0.6%		IVe	16	28	64	64	45
Weighted Average						2.43	72.1	62.4	*n 81.3	*n 80.1
									*n 69.6	

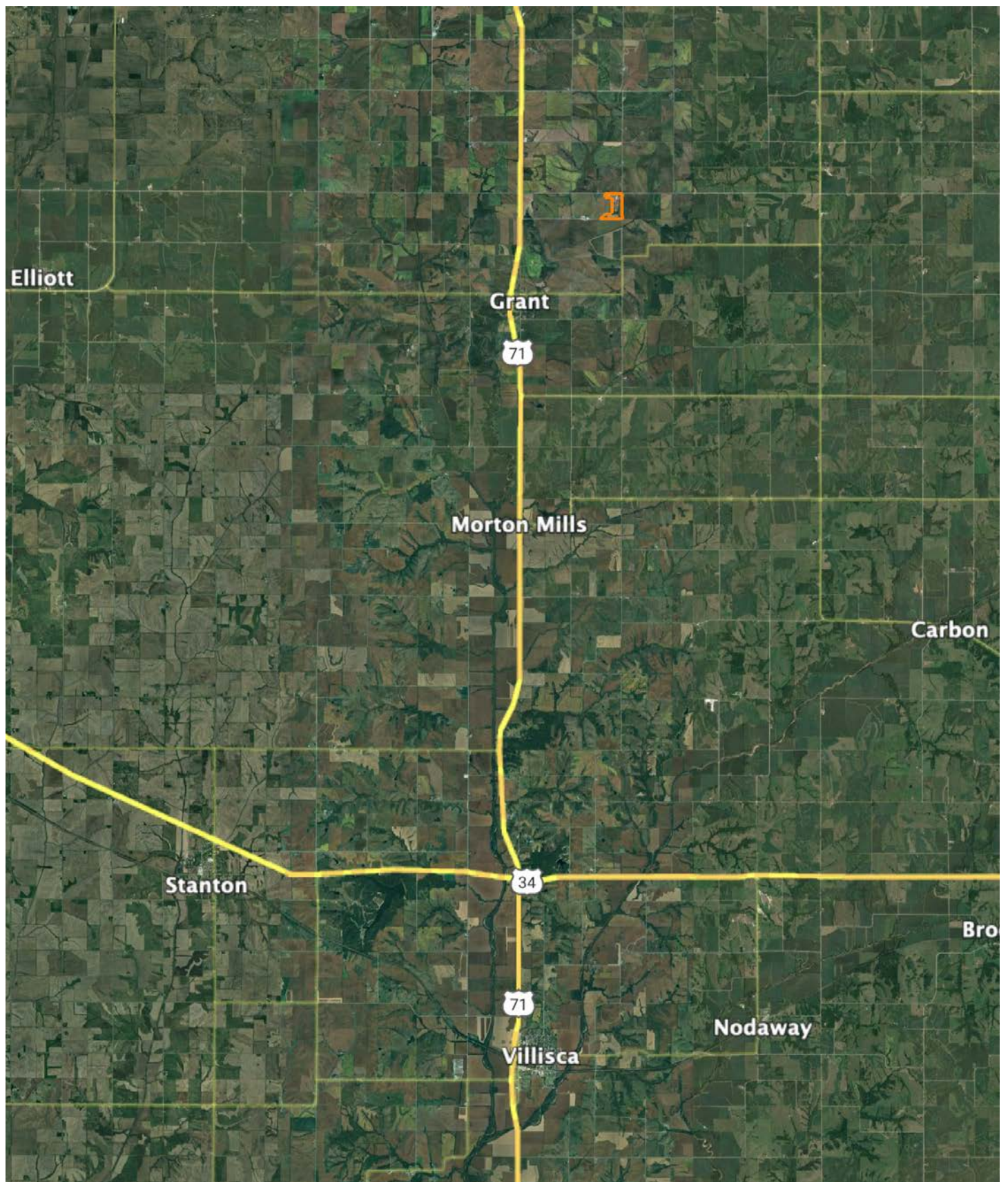
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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