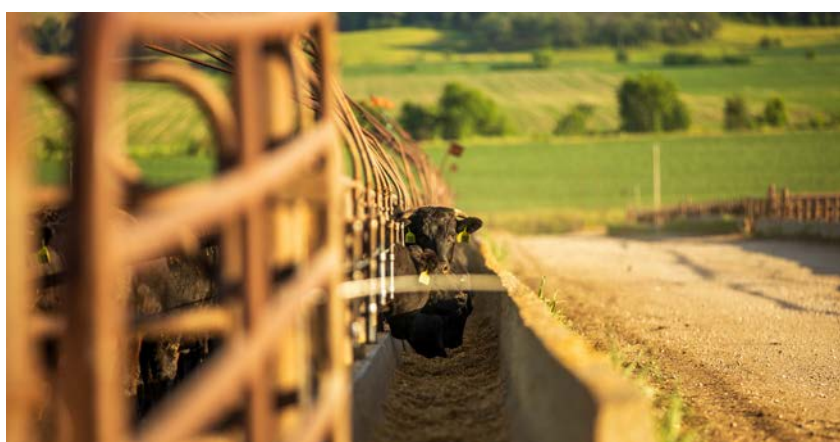


MIDWEST LAND GROUP PRESENTS



CASS COUNTY, IA

800 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SIGNATURE LAND AND CATTLE

Midwest Land Group is proud to offer the 800-acre Signature Land & Cattle Ranch, home of JDH Wagyu 3,000 head capacity feedlot and 725 high-quality tillable 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 ranch consists of a total of 800 acres, with 725 tillable acres with an overall CSR2 of 78.2. Located 1 mile east of Highway 71 along the West Nodaway River, JDH Wagyu is an operating feedlot positioned as a turn-key business with significant improvements and highly productive cropland. The feedlot includes a newly built office, maintenance and storage building, two 35'x335' monoslope pen barns, a 3 bedroom and 2,995 square foot home, processing barn, commodity sheds, feed hoppers, equipment storage, 28 exterior pens, over 7,500 linear feet of steel pipe fencing, and over 2,800 linear feet of concrete feed bunks. Another significant improvement is the high-output well that serves as the primary water source for the farm, pumping 40 gallons per minute. A public water meter is also on the property. Multiple waterers are spread throughout the cattle pens, barns, and main building. There is a third-party manure management program in place, where the

owner receives income for selling manure and staying in compliance with EPA and DNR regulations.

The tillable land consists of 725 acres, of which 677 are cropland acres and 48 acres are pasture land with an overall CSR2 of 78.2. The owner custom-farms the cropland acres and had an outstanding corn harvest in 2024 with yields of 290 bushels per acre. The West Nodaway River runs through the southern portion of the farm. Multiple access points and road frontage on each tillable field. North of York Road, the farm is terraced and tiled, with the remainder 300 +/- tillable acres south of York Road containing long runs alongside the River.

Signature Land Cattle Ranch is the perfect balance of cropland and cattle operations, with JDH Wagyu 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. This is an outstanding opportunity for an owner to expand or a new operator to jump straight into an exceptional quality farm and turn-key feedlot operation. Call Will Wiest for additional information and to schedule a showing of the entire property and improvements.



PROPERTY FEATURES

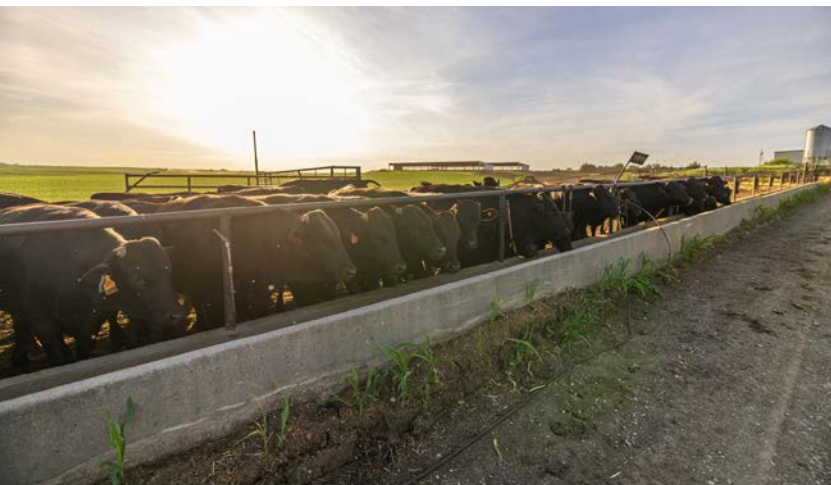
PRICE: **\$10,900,000** | COUNTY: **CASS** | STATE: **IOWA** | ACRES: **800**

- Signature Land Cattle Ranch 786 total acres in Cass County and Montgomery County Iowa
- Home to JDH Wagyu - a 3,000 head capacity feedlot operation
- 725 tillable acres with 677 cropland acres
- West Nodaway River runs through the farm
- CSR2 of 78.2
- 3 bedroom home with 2,995 sq. ft.
- 8,550 sq. ft. steel frame building built in 2021
- Building includes 1,200 sq. ft. of finished office space
- Building includes 4,650 sq. ft. of concrete floor & insulated and heated shop space
- Building includes 3-sided 30'x90' lean-to
- Two 35'x335' monoslope barns with fully concrete floor built in 2021
- 28 uncovered pens with steel pipe on 1 side
- 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 5,000 linear feet of steep pipe fence
- Public water and high-pressure 40 gallon per minute well water
- Additional utilities include electric, fiber, propane, and new septic
- Commodity storage up to 10,000 bushels of rolled corn
- 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
- Optional equipment available for purchase
- Located 1 hour east of Omaha, 1.5 hour west of Des Moines, and 1 hr north of Maryville, MO
- Griswold School District
- 2024/2025 Taxes - \$42,398.00



JDH WAGYU 3,000-HEAD CAPACITY

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.



PROCESSING BARN



TWO 35'X335' MONOSLOPE BARNS



FEEDLOT

The feedlot includes a newly built office, maintenance and storage building, two 35x335 monoslope pen barns, a 3 bedroom and 2,995sqft home, processing barn, commodity sheds, feed hoppers, equipment storage, 28 exterior pens, over 7,500 linear feet of steel pipe fencing, and over 2,800 linear feet of concrete feed bunks.



8,550 SQFT STEEL FRAME BUILDING

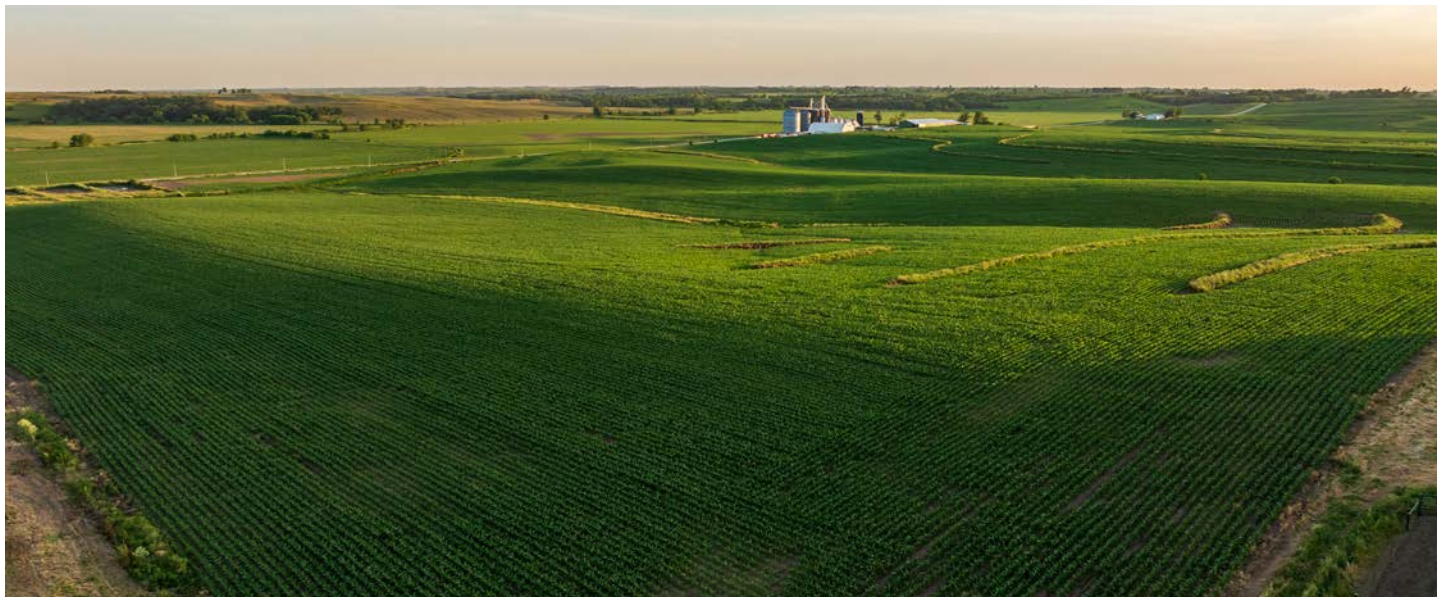


ROAD FRONTAGE

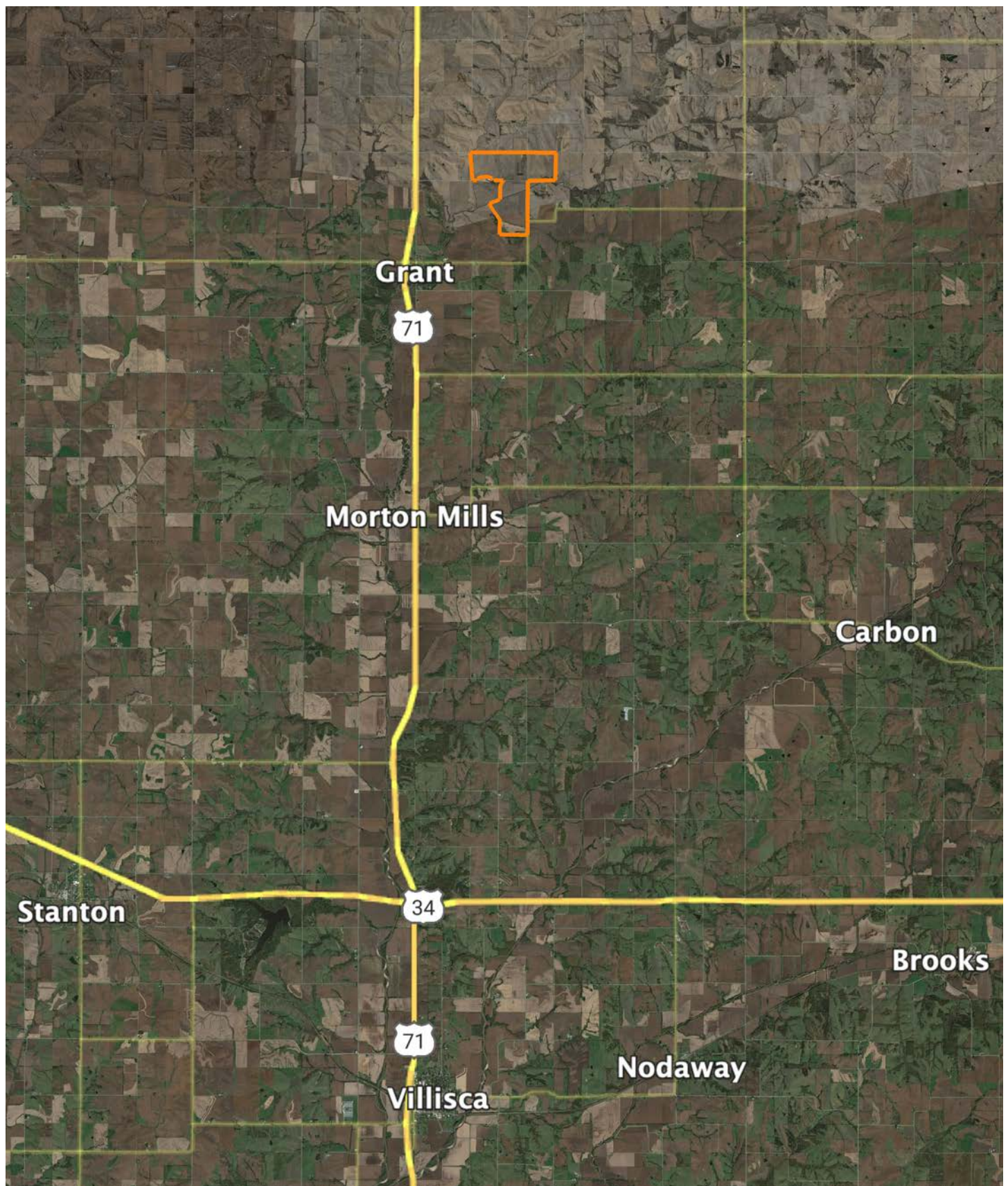


725 TILLABLE ACRES

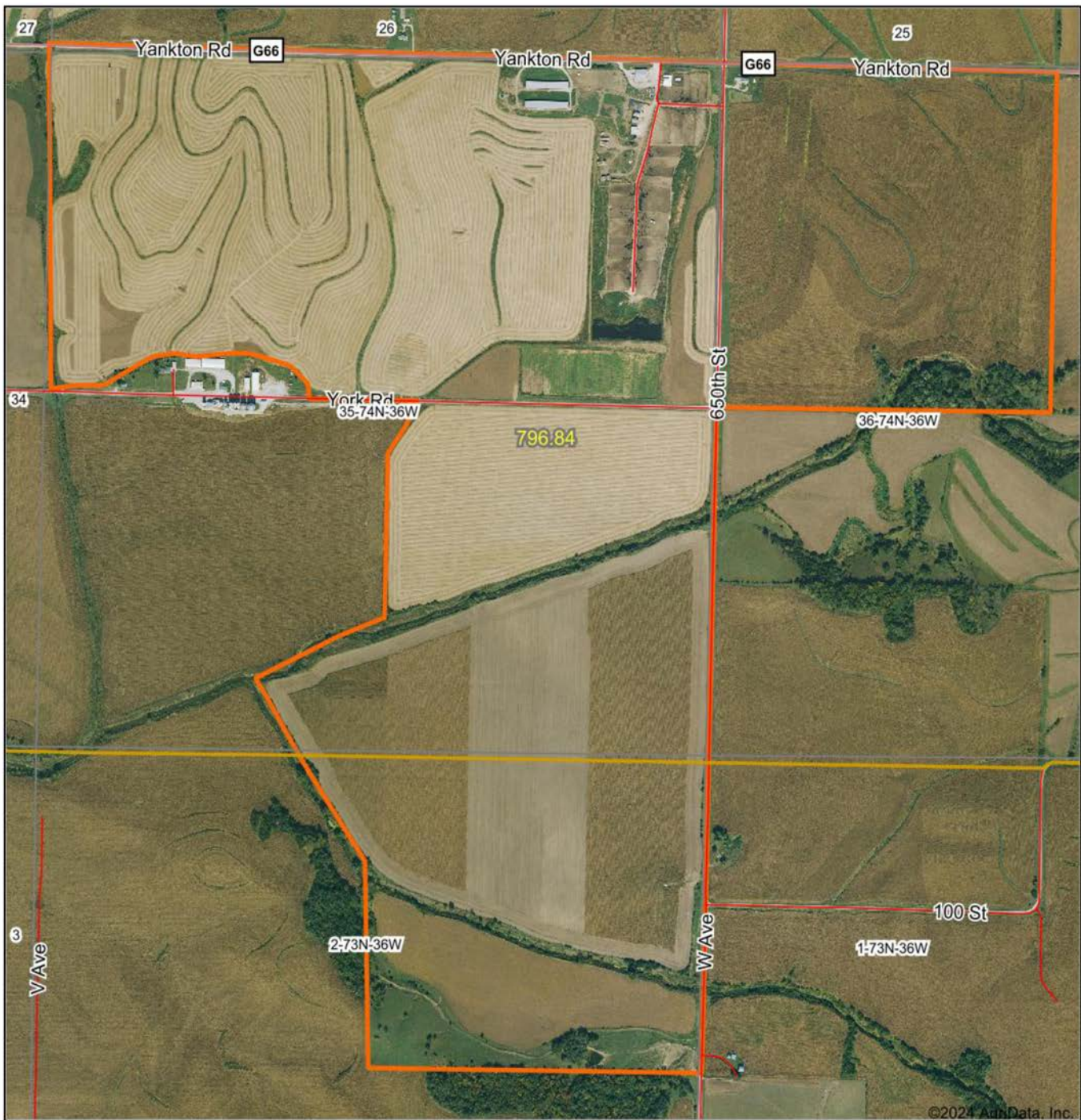
The tillable land consists of 725 +/- acres of which 677 +/- acres are cropland and 48 +/- acres are pasture land with an overall CSR2 of 78.2.



OVERVIEW MAP



AERIAL MAP



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Map Center: 41° 9' 44.76, -94° 57' 5.45

0ft 1213ft 2426ft



Maps Provided By:



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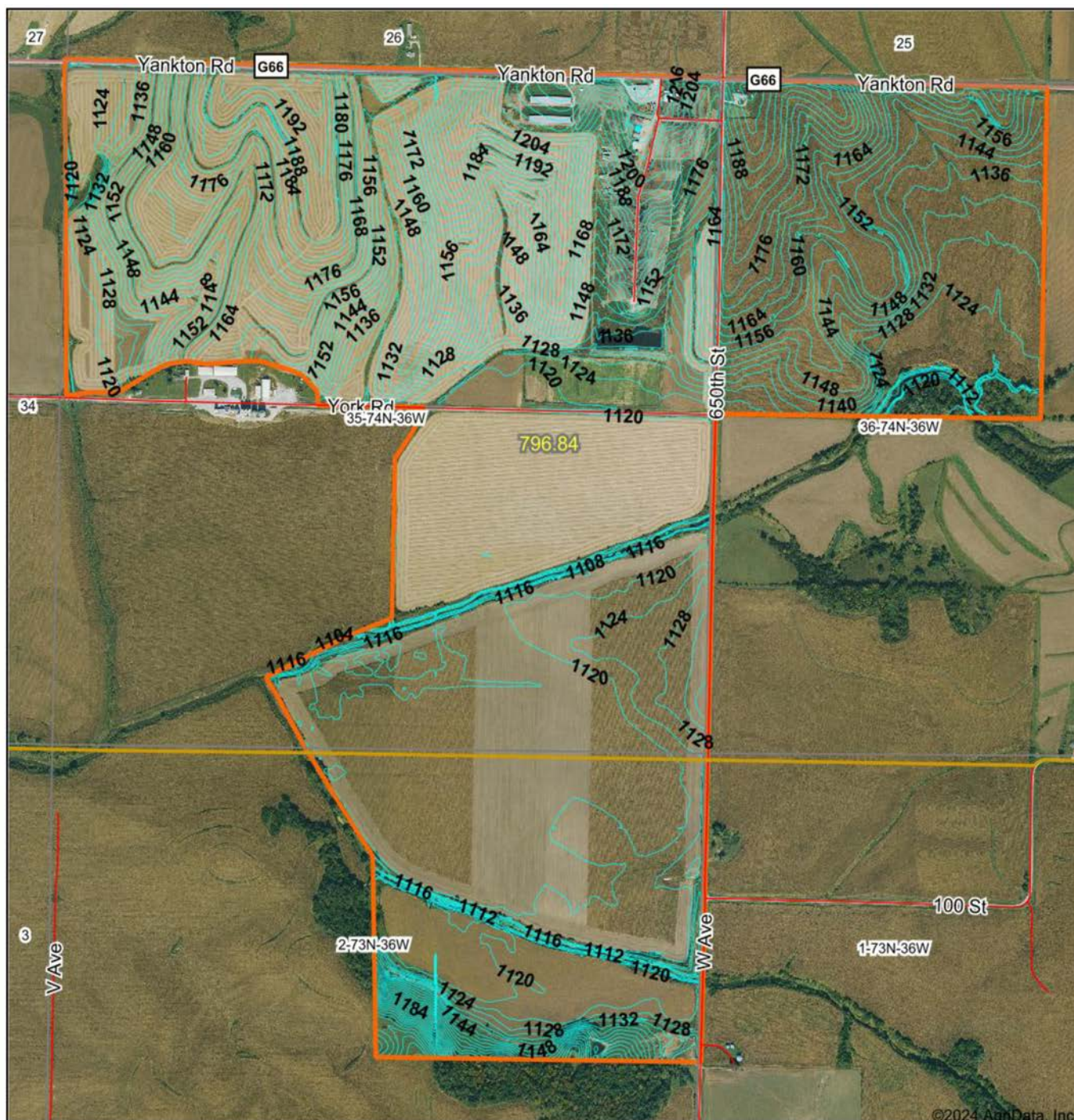
www.AgriDataInc.com

35-74N-36W
Cass County
Iowa



7/13/2024

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 1,098.4

Max: 1,241.6

Range: 143.2

Average: 1,142.1

Standard Deviation: 27.62 ft

0ft 1246ft 2493ft



7/13/2024

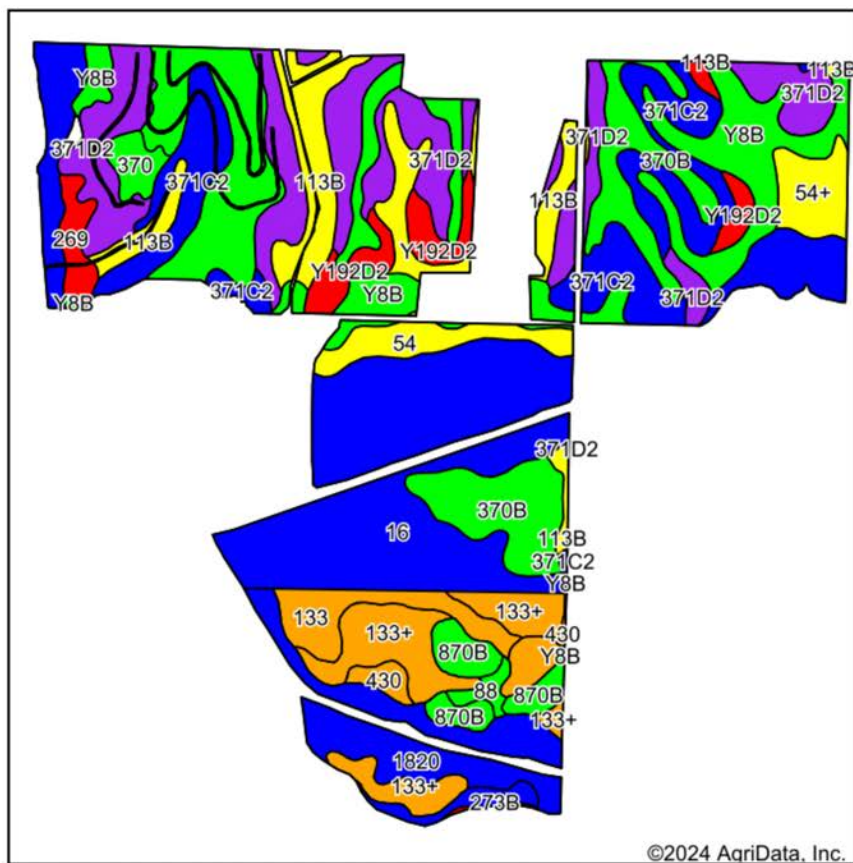
35-74N-36W

Cass County

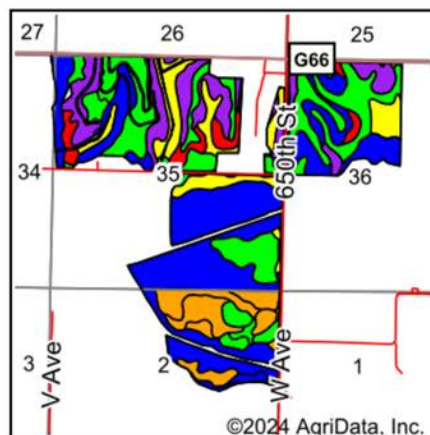
Iowa

Boundary Center: 41° 9' 44.76, -94° 57' 5.45

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Cass**
Location: **35-74N-36W**
Township: **Noble**
Acres: **669.73**
Date: **7/13/2024**



Maps Provided By:



Area Symbol: IA029, Soil Area Version: 31
Area Symbol: IA137, 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
16	Nodaway-Kennebec complex, 0 to 2 percent slopes, occasionally flooded	145.65	21.7%		Ilw	85	78	91	90	89
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	96.46	14.4%		Ile	91	80	92	92	79
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	88.13	13.2%		Ille	57	47	76	76	61
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	59.93	8.9%		Ille	83	69	79	79	65
Y8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	52.58	7.9%		Ile	93	85	93	93	80
113B	Colo, overwash-Ely complex, 2 to 5 percent slopes	45.72	6.8%		Ilw	69	59	75	70	71
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	38.05	5.7%		Ilw	87		93	85	92
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	36.04	5.4%		Ilw	78	85	85	81	85
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	18.90	2.8%		IVe	16	28	64	64	45
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	15.94	2.4%		Ilw	78	80	81	75	80

SOILS MAP CONTINUED

Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	18.90	2.8%		IVe	16	28	64	64	45
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	15.94	2.4%		IIw	78	80	81	75	80
870B	Sharpsburg silty clay loam, terrace, 2 to 5 percent slopes	14.05	2.1%		Ile	91	87	90	90	77
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.87	2.1%		IIw	67	59	63	58	63
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	13.08	2.0%		IIw	69	63	66	63	66
269	Humeston silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.31	1.1%		IIIw	50	40	72	27	72
370	Sharpsburg silty clay loam, 0 to 2 percent slopes	6.11	0.9%		I	96	85	88	88	77
273B	Olmitz loam, 2 to 5 percent slopes	5.15	0.8%		Ile	89	72	96	96	82
43	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.00	0.7%		IIw	74	80	85	85	78
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	3.96	0.6%		IIw	77	83	90	90	86
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	3.05	0.5%		Iw	95	90	98	98	88
179F	Gara loam, 18 to 25 percent slopes	0.28	0.0%		Vle	18	15	61	61	42
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	0.22	0.0%		Vle	32	33	70	70	49
Y8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	0.19	0.0%		Ile	93		93	93	80
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	0.06	0.0%		IIle	33	52	63	63	46
Weighted Average					2.28	78.2	*-	*n 84.6	*n 82.6	*n 76.6

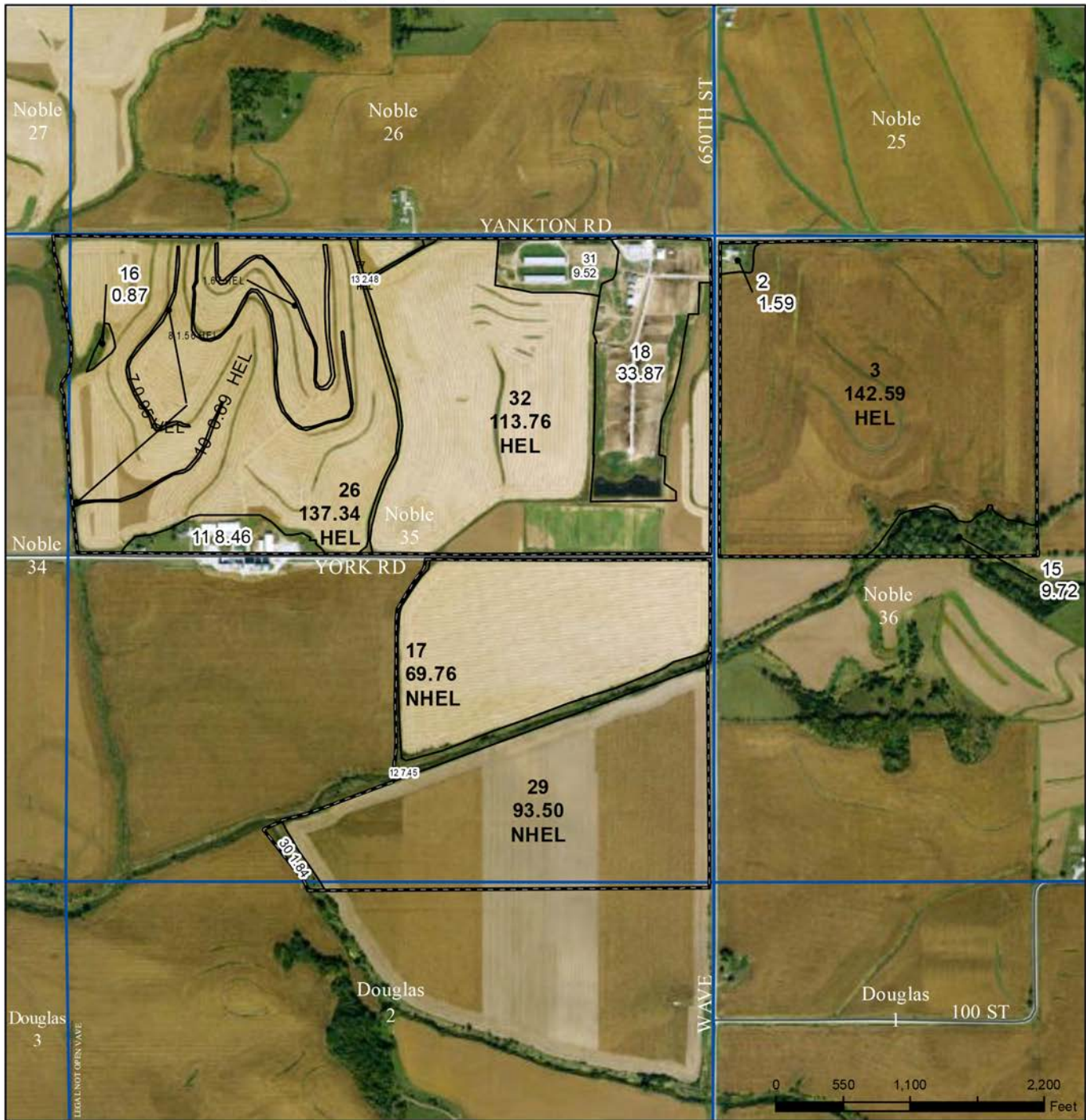
**IA has updated the CSR values for each county to CSR2.

*- 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

FSA MAP



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 564.28 acres

2024 Program Year

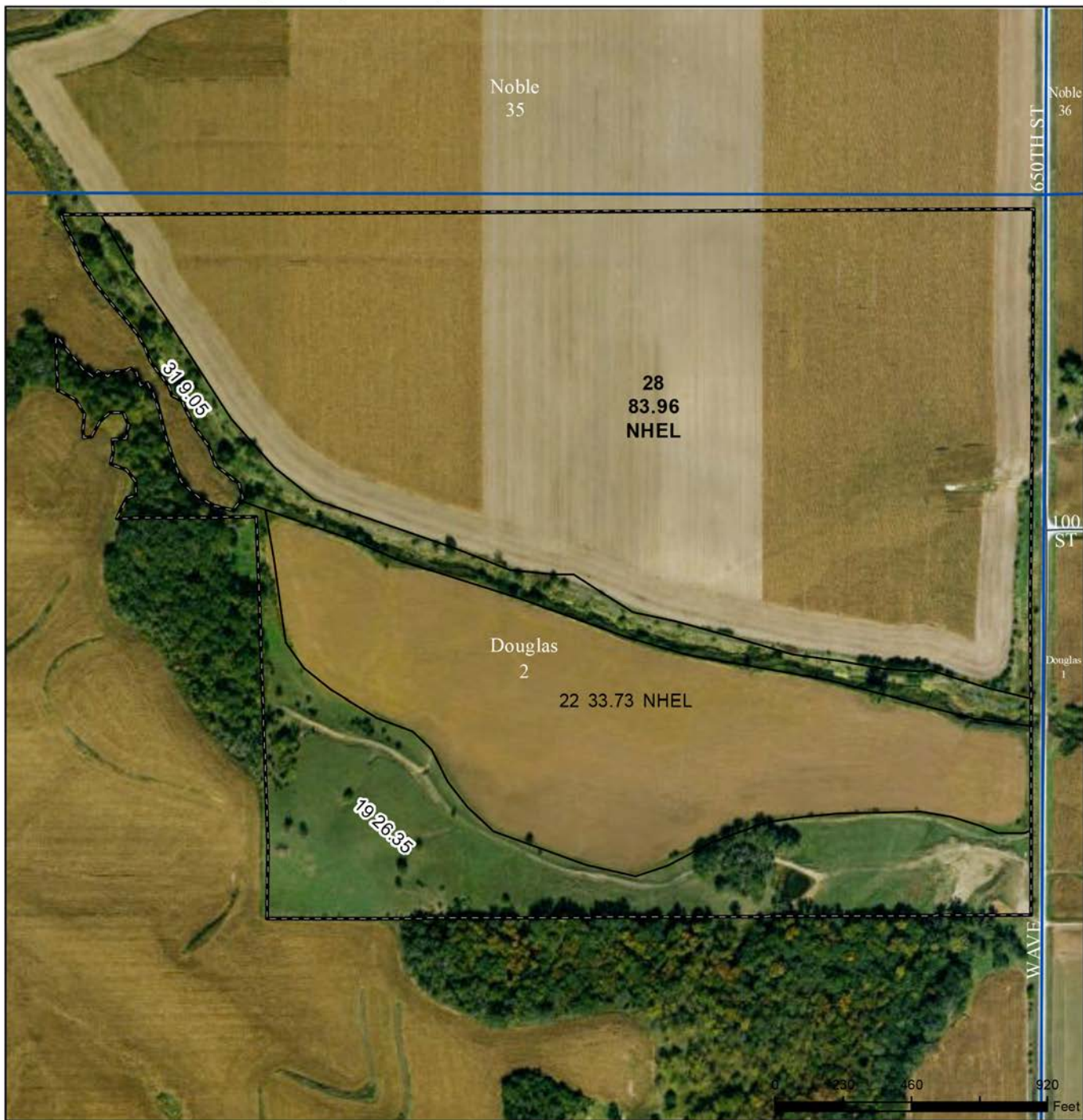
Map Created April 19, 2024

Farm 4509

Tract 3681

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FSA MAP CONTINUED



Legend

Non-Cropland	CRP	Iowa PLSS
Cropland	Tract Boundary	Iowa Roads

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 117.69 acres

2024 Program Year
Map Created April 19, 2024
Farm 4509
Tract 3682

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BROKER CONTACT

Joining in 2014, Will Wiest is one of our original agents in North Missouri and Southern Iowa. Since joining Midwest Land Group, 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 truly believes land is one of the best investments a person can make and has seen the continued appreciation and income his clients continue to make since he began selling farms in 2014. Will has a tenacious work ethic, with a focus on agriculture farms, investment real estate, and recreational properties. Will is surrounded by an incredible team, mentors, friends, and family who push him to grow professionally and personally. One of his greatest mentors is his father - a minister, a psychology professor, and a cattleman at their family farm in Missouri.

Will received a Bachelors's and Masters's degree from the University of Central Missouri in Warrensburg. Will strives to continually learn through professional networking events and training. Will has experience serving as a bank board member at a local bank, serving as President of local wildlife association chapters, 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 Southeast Iowa MLS.

Will's drive stems from supporting his wife Megan, and three sons, Preston, Luke, and Brooks. Will spends time working on the business or creating memories with his family and with his boys traveling, practicing sports, enjoying the outdoors, hunting, and exploring their land just outside of town. Will coaches his son's basketball and soccer team and supports their local education foundation. Will loves to 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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