Iowa Farm Land Brokers

David Hueneke
Midwest Farmland

Cell: 815-291-6550
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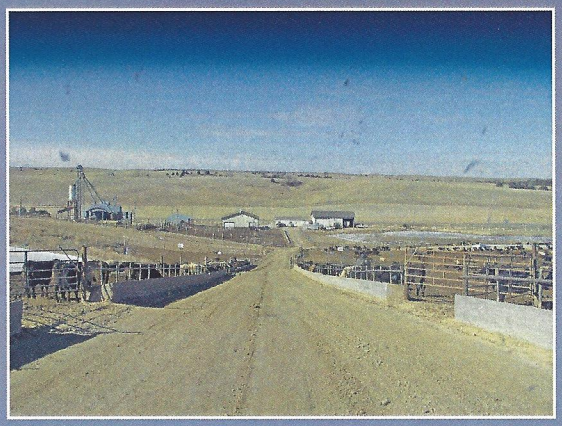
P.O. Box 700
Maquoketa, IA 52060



Nebraska
Feedlot and Cropground
Located in
Custer County, Nebraska.
(South and West of Oconto or
North of Lexington, Nebraska.

- Productive Soils
- Crop ground lays well.
- Reasonable Taxes.
- Well Managed / Functioning Feed Lot.

Total Acres: 4,517.2
Irrigated: 2,357.4
Dry land: 1,750.9
Feedlot: 182.0
(Pasture/Rd): 226.9

Feedlot: 15,000 Hd. Feedlot
Feedlot/Farming equipment can be purchased separately.

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Enclosed is only a brief introductory of information for this listing.

Contact Broker for all information pertaining to this listing including 156EZ, Soil Map, FSA, and Well Information, etc.

Offers For Sale:

4,517.2 M/L Acres

Custer County Feeders, LLC

15,000 Hd. Feedlot

Land with Feedlot: 350 M/L Acres

Custer County Land Company, LLC

4,167 M/L Acres Irrigated and Dryland

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Owners: Custer County Feeders, LLC

Operators: Custer County Feeders, LLC

15,000 Hd. Feedlot

Irrigated: 131.3 Acres

Dryland: 29.8 "

Feedlot: 182 "

Rds./Past./etc. 9.92 "

350 M/L Total Acres w/ Feedlot

$244. M/L per Hd.

Asking: 3,663,000.

Will adjust asking price on Feedlot based on the total number of Farm Acres.

Owners: Custer County Land Co., LLC

Operators: Custer County Land Co., LLC

Irrigated: 2,224.2 Acres

Dryland: 1,720.8 "

Rds./Past./etc. 212.48 "

CRP: 4.0 "

4,167 M/L Total Acres w/Farm

$4,525. (Ave. Value per Acre)

Asking: 18,837,000.

Total Ask For Feedlot and all Farmland: 22,500,000.

All Feedlot Equipment can be acquired:

Feedlot Equip. valued at: 475,000.

Feed-Lot Building Improvements

Parcel #1

Cattle Shipping/Receiving & Working Facility: 48'x56' Morton pole frame building with metal covered roof and sides, with full concrete floor and drains to runoff lagoon. Has 16' eaves with five overhead doors and two walk ins. Has both natural and fan ventilation. A concrete loading dock is located in the southwest corner, and within building is metal circle tub sorting with working alley, silencer hydraulic squeeze chute, and a Daniels Manufacturing cattle scale. There is also an office with heat and air that is also utilized for pharmaceutical storage. Building is also equipped with an oil heater which blows heat over working are in times of extreme cold. Located east of the building are sorting gates, which distribute cattle to sorting pens. All of which is of metal construction, set on concrete. This facility is computerized.

Hospital Facilities: Three hospital facilities are located within the feedlot and consist of 18' x 32' pole frame sheds with metal covered roof and sides. Within are squeeze chutes and along side are adjoining sick pens with waterers and concrete bunk.

Feed Mill: Feed mill operations are completed by front end loader into feed trucks of all ration components, except liquid supplements, with ration mixed in the truck. Most components are stored in the two bunker silos. Grain movement is provided by two grain legs. Micronutrients are stored in a separate metal building. Storage and delivery of liquid feed stuff to mixer feeds trucks is included utilizing **leased** equipment from MicroTechnologies. Along with the grain legs, there is a horizontal auger to concrete pit. Grain storage is provided by a 12,000 bushel grain bin and the facility also includes a drive over dump pit.

Feedlot Pens: Includes a total of 11,600 feet of concrete fence-line bunk, with 10.800 linear feet available for cattle feeding in 72 pens of various sizes. Each includes in pen automatic waterers, with mostly 9 and 10 foot concrete apron behind bunk. Bunk retainer is mostly adjustable cable under pipe header. Pens have excellent slope for drainage to water retention ponds. A variety of pen construction includes, continuous metal fence, pipe fence, and high tensile electric wire on mostly wood posts, the majority of which is in average to good condition. Most pens include mounds for additional drainage. Truck alleys for delivery of feed rations are mounded and gravels, and doubled as cattle movement alleys. Night light are distributed throughout the pens. Pen layout and alleys provide for cattle access from all pens to and from the receiving/shipping & work facility.

Water Systems: Water to the feed yard facility is provided by five wells equipped with electric submersibles, and registered with Nebraska Department of Natural Recourses. Well registration #'s G074284, G074285, G074286, G074287 and G074239. The cattle feed yard facility is considered to have an adequate supply of water.

Waste Control: The livestock waste control system of Custer County Feed Yard includes drainage of the entire facility to settling ponds and/or lagoons. Two of the lagoons can be de-watered via pump and delivery to the two pivot irrigation systems located north and south of the feed yard facility.

Custer County Feeders Inc. has been issued a National Pollutant Discharge Elimination system, (NPEDS) permit for 15,000 head of feeder cattle. Facility ID# 7203. Permit application #NEG012054.

Information from the Nebraska Department of Environmental Quality indicates that the subject property is in compliance with all rules and regulations of the Nebraska Department of Environmental Quality.

Office/Scale: 1,440 sq. ft. modular style building constructed in 2000. Has central air and heat provided by a forced air furnace. Within is reception area, four offices, restroom facility and an employee breakroom. Adjacent is a 70' x 10' platform truck scale with digital read out within office.

Shop: 2,520 sq. ft. pole frame with metal covered roof and sides. Full concrete floor. Has two large automatic implement sized overhead doors along with walk-ins. 800 sq. ft. is finished, with insulation and radiant heat.

Horse Barn: 1,050 sq. ft. Morton pole frame with metal covered roof and sides.

Bunker Silos: Two concrete silos adjacent to each other, with the west silo approximately 40,890 sq. ft., and the east silo 32, 330 sq. ft. each has full concrete floors and 12-foot sidewalls, with exception to the east sidewall of the eat silo, which is dirt. In front of the silos to the north is approximately 16,680 sq. ft. of concrete pad. Silos accommodate delivery and storage, dry or in silage roughages, distillers grains, etc.

Feedlot Capacity

A total of 72 outside feeding pens having a total of 10,800 linear feet of concrete bunk. The subject property has also been issued a National Pollutant Discharge Elimination System general permit for 15,000 head of feeder cattle.

Expansion

It is the realtor's opinion that the feed yard of Custer County Feeders, Inc. does have capability of expansion. However, any expansion would go into the adjoining cropland, either to the north or the south.

Parcel #4

Shop: 2,300 sq. ft. metal Quonset with enlarged false front. Has full concrete floor, and access provided by a 14' overhead automatic door. Within is a 240-sq. ft. office with air conditioning. Has city services. Condition fair to average.

Custer County Tax ID

Parcel #1 – 001431900, 001432000, and 001432400 353. /A

Taxes and Assessed Value

	2016 Real Estate Taxes	2017 Assessed Value
Parcel #1	$21,170.18	$1,517,245

Acreage Appropriation Per Parcel

Parcel #1

Pivot Irrigated	131.30	acres	
Dry Cropland	29.80	acres	
Feed Yard Facility	182.00	acres	
Roads & Waste	9.92	acres	
Total	353.02	acres	< Just Feedlot and Farm ground on East side of Hwy 21

Irrigation & Well Information

Parcel #1

North Well

Well Registration	G082347	
Completion Date	5/26/1994	@600 gpm
Well Depth	210'	
Pumping Level	130'	
Static Water Level	110'	
Column	6"	

Pump – Western Land Roller, average condition
Power Unit – US Motors 50 hp electric motor, average condition
Pivot – Valley Model 8000, 7 tower, has CAMS control systems, new in 1994, condition average
Allen Bradley control panel, average condition
Well provides water to irrigate approximately 67.81 acres located in the north portion of Parcel #1.
Water is delivered via underground pipe. Black water form feed yard settling pond can also be delivered via underground pipe to the pivot irrigation system.

South Well

Well Registration	G062560	
Completion Date	9/13/1979	@500 gpm
Well Depth	360'	
Pumping Level	150'	
Static Water Level	136'	
Column	7"	

Pump – Sargent, average condition
Power Unit – Electric motor. Fair to average condition
Pivot – Valley 7 tower equipped with portable diesel engine with generator
An older system, fair condition
Control Panel, fair to average condition
Well provides water to irrigate approximately 63.5 acres. Black water from a feed yard lagoon can also be delivered with this Pivot system.

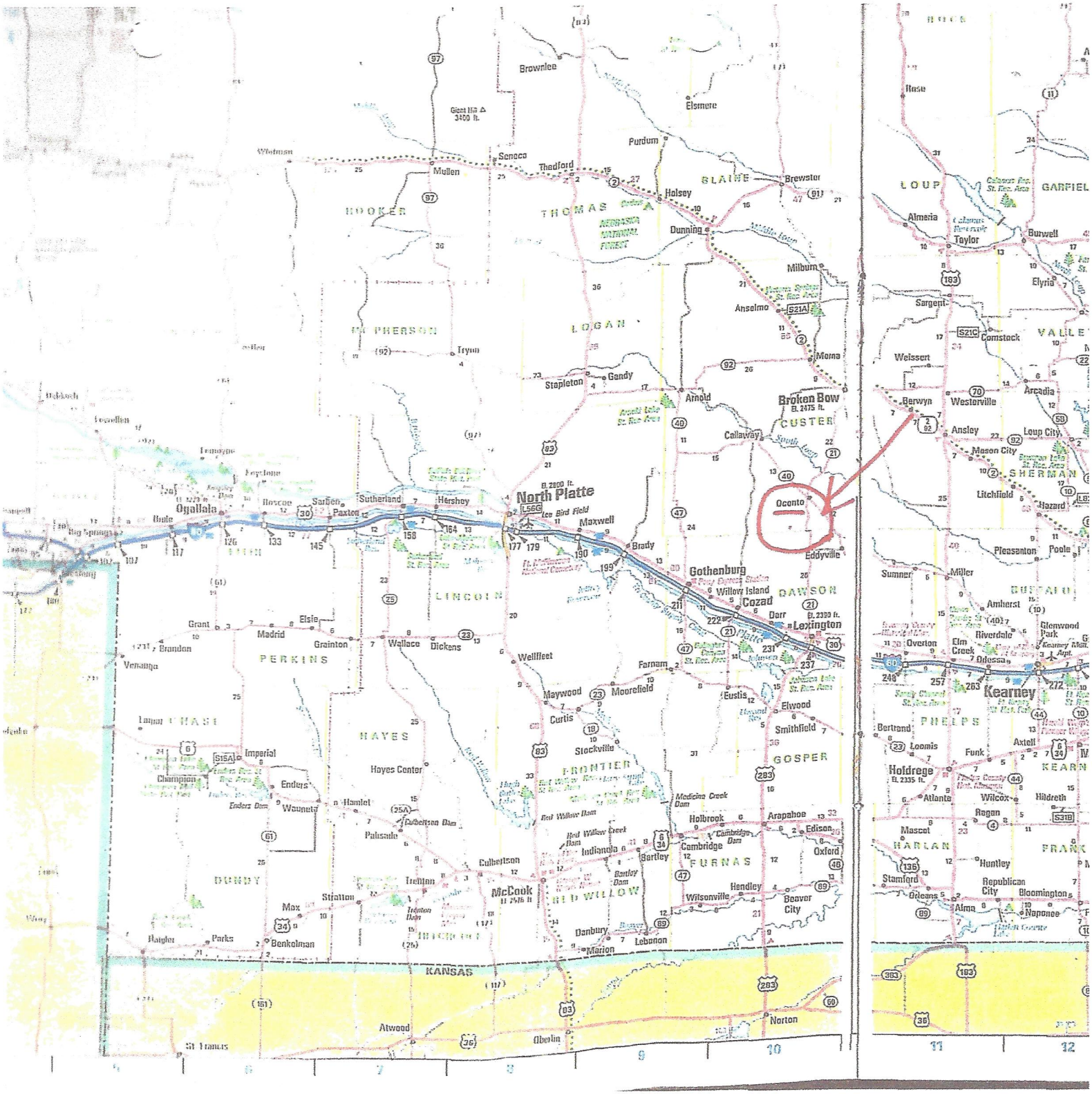
Parcel #1 is located in the Central Platte Natural Resource District and has a total of 135.65 certified irrigation acres.

Parcel #2

Well Registration	G051450	
Completion Date	5/10/1976	@700 gpm
Well Depth	547'	
Pumping Level	235'	
Static Water Level	155'	
Column	8"	

Pump – Sargent, average condition
Gearhead – Amarillo, 125 hp, average condition
Power Unit – John Deere Diesel, average condition
Northeast Pivot – 5 tower Zimmatic, fair to average condition
Two, 2,000-gallon fuel tanks, average condition
One, 1,000-gallon fuel tank, average condition
Well provides water to both pivot systems via underground pipe.

Parcel #2 is located in the Central Platte Natural Resources District and contains a total of 150.9 certified irrigated acres.



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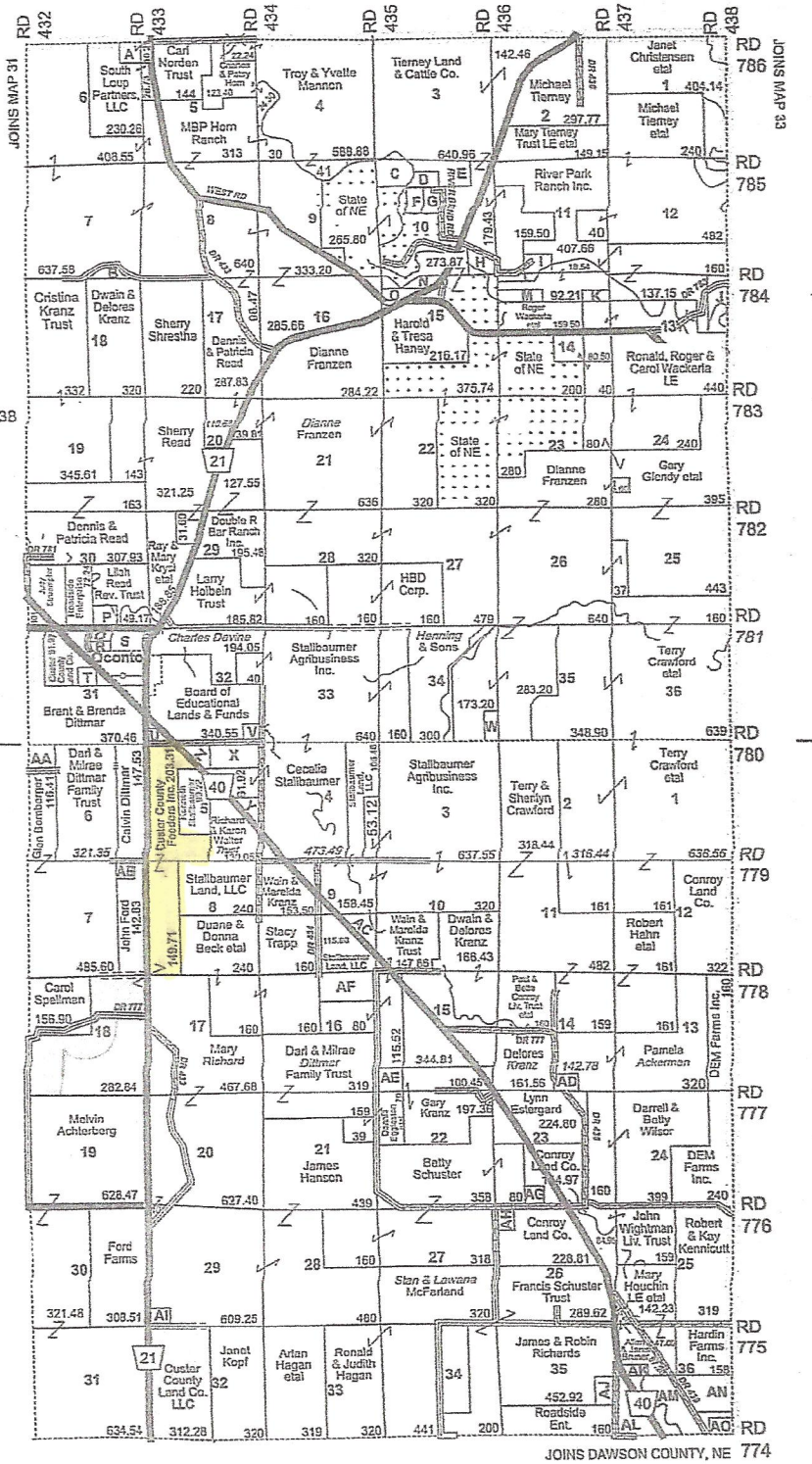
MAP 32

LAND OWNER

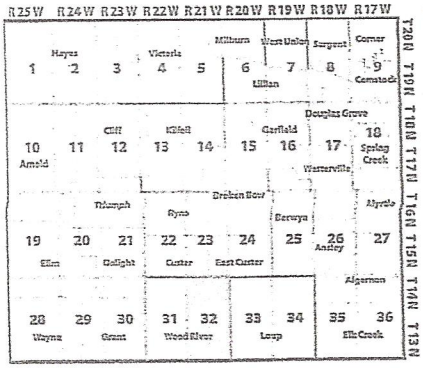
T 14 & 13 N — Wood River Twp — R 21 W

JOINS MAP 23



Small Tracts

Section 6N A *Ramona Weatherly & Kenneth Wagner* - 10.38
Section 7N B Carl Kranz - 15
Section 10N C NE Game & Parks Commission - 45.33
D Jim & Jennifer Myers - 14.31
E Wayne Eichelberger Rev. Trust - 60
F Terry & Arleva Eichelberger - 18.40
G Ted & Kathy Henderson - 19.40
H David & Barbara Pomplun - 28.70
Section 11N I TC Double M Inc. - 14.80
Section 13N J Cleo Nelson - 50.90
Section 14N K River Park Ranch Inc. - 12.79
L *TC Double M Inc. - 15*
M River Park Ranch Inc. - 40
Section 15N N Michael & Kathy Tierney - 29.40
O Tierney Land & Cattle Co. - 40.61
Section 30N P St. Marys Church - 10
Section 31N Q Kenneth & Cecelia Stallbaumer - 11
R Douglas & Wendy Dochweiler - 13.55
S Stallbaumer Land, LLC - 51.17
T Joseph & Nicola Arcangeli - 16.84
Section 32N U John & Leenda Liakos - 6.07
V Dennis Eggleston etal - 10
Section 34N W Kenneth Stallbaumer - 8.40
Section 5S X Stallbaumer Land, LLC - 74.36
Y Kenneth Stallbaumer - 24.66
Z Richard & Gaylene Amm - 15.05
Section 6S AA Rocky & Karen Dockweiler - 51.37
Section 7S AB Custer County Feeders Inc. - 8.15
Section 9S AC Stallbaumer Agribusiness Inc. - 34.81
Section 14S AD Darrell & Betty Wilson - 18.22
Section 15S AE Dennis Eggleston etal - 40
Section 16S AF Board of Educational Lands & Funds - 80
Section 23S AG Paul & Betty Conroy Liv. Trust - 10.44
Section 26S AH John & Glaydys Conroy Liv. Trust - 11
Section 29S AI John & Jean Ford - 12.40
Section 35S AJ Roger & Sharon Martin - 16.09
Section 36S AK Mary Houchin LE etal - 7.49
AL Robert & Kay Kennicutt - 69
AM Max McFarland Liv. Trust etal - 146.61
AN Board of Educational Lands & Funds - 80
AO Stan & Lawana McFarland - 5.03



LAND OWNER & RURAL RESIDENT MAPS

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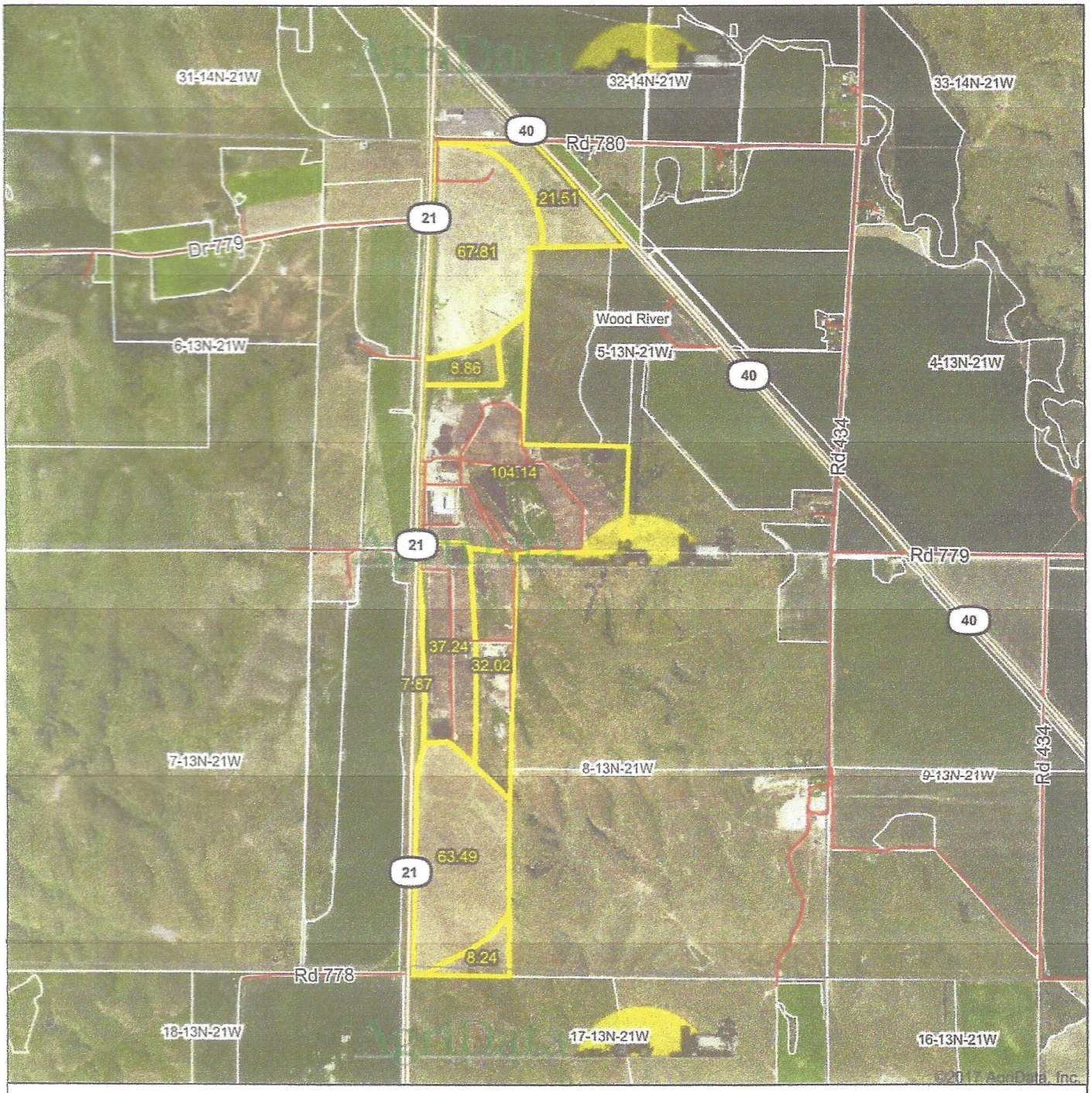
Aerial Map

#1



map center: 41° 7' 8.82, -99° 45' 16.54

0ft 1916ft 3832ft

Maps Provided By:

surety CUSTOMIZED ONLINE MAPPING

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5-13N-21W
Custer County
Nebraska

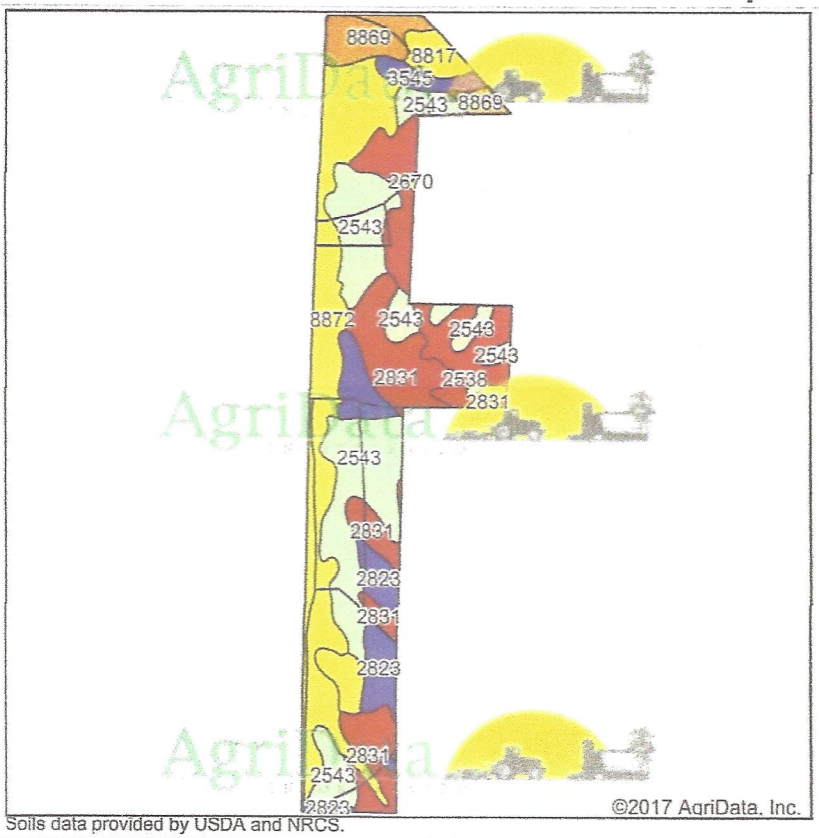
N
W E
S

12/31/2017

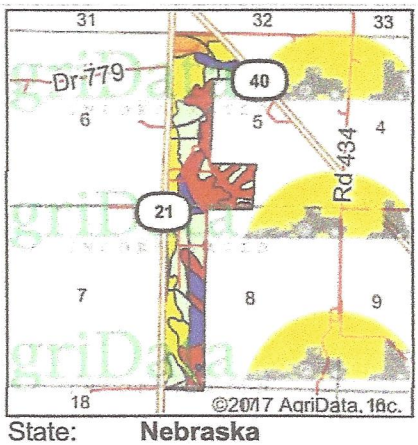
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map

#1



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Custer**
Location: **5-13N-21W**
Township: **Wood River**
Acres: **351.18**
Date: **12/31/2017**

Maps Provided By:
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N W E S

Area Symbol: NE041, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	97.09	27.6%		VIe									
8872	Hord silt loam, 3 to 6 percent slopes	85.95	24.5%		IIIe	IIIe	69	3	6	59	130	50	110	36
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	53.60	15.3%		VIe		23							
2538	Coly silt loam, 6 to 11 percent slopes, eroded	40.48	11.5%		IVe	IVe	48							
2823	Uly silt loam, 11 to 17 percent slopes, eroded	30.60	8.7%		VIe		56							
8869	Hord silt loam, 0 to 1 percent slopes	19.46	5.5%		IIc	Iw	73							
8817	Cozad silt loam, 3 to 6 percent slopes	8.49	2.4%		IIc	Iw	63							
2670	Holdrege silt loam, 3 to 7 percent slopes	8.30	2.4%		IIIe	IIIe	66							
3545	Hobbs silt loam, channeled, frequently flooded	7.21	2.1%		VIw		51							
						Weighted Average	**39**	**0.7**	**1.5**	**14.4**	**31.8**	**12.2**	**26.9**	**8.8**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.