



PROPERTY FOR SALE

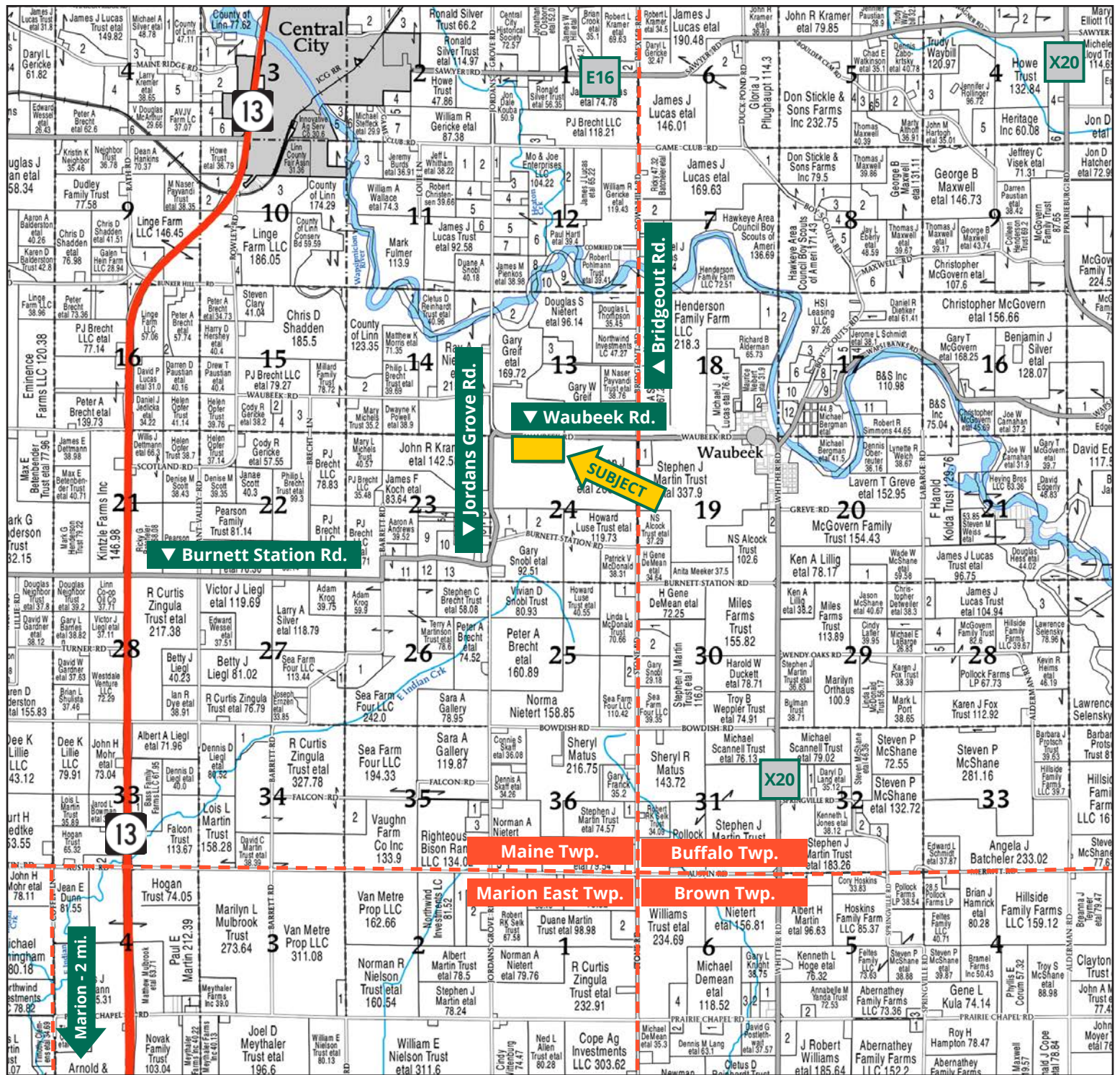
Modern Cattle Facility with Attractive Home



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41.00 Acres, m/l
Linn County, IA



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Location

From Waubeek: 1½ miles west on Waubeek Rd. The property is on the south side of the road.

Simple Legal

Parcel A, a part of the NW 1/4 of Section 24, Township 85 North, Range 6 West of the 5th P.M., Linn County, Iowa. *Final abstract/title documents to govern legal description.*

Address

1350 Waubeek Rd.
Central City, IA 52214-9471

Price & Terms

- \$1,150,000.00
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$10,824.00
Gross Acres: 41.00
Net Taxable Acres: 39.58

School District

Central City Community School District

Lease Status

Open lease.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

This lot is gently rolling.

Drainage

The drainage is natural.

House

An attractive ranch-style home with attached two-stall garage was built in 2001 with 1,232 square feet of living space on the main level and a full walk-out basement below. The main floor features a spacious living room, kitchen, dining area, three bedrooms, and two bathrooms. Recent updates include new cabinets, counter tops, flooring, siding, and shingles. Central heating and air conditioning heat and cool the home, while in-floor heating in the basement adds comfort in the winter. Some progress has been made on a basement build-out with three additional bedrooms. This project is currently on-hold. Please contact agent for details.

Outbuildings

Originally constructed in 2001 as a 600-cow dairy operation, this facility offers flexibility for various types of cattle management. The property features a double-twelve parallel-milking parlor and a 600-cow free-stall barn. The facility has been converted to support a dry lot operation. This facility could be used to background and finish cattle. Outbuildings include: 110' x 384' free-stall barn, milking parlor, office space, cattle barn and 6,000-gallon bulk tank.

Feed storage is supplied by two concrete silage/feed bunkers measuring 83' x 205' and 83' x 521', each equipped with 8-foot concrete sidewalls. The facility manages manure with a water-pump flume handling system. Water is flushed through the barn on a daily or as-needed basis. Solids are separated into a concrete containment structure, while liquids are directed into the lagoon.

Water & Well Information

The well is located west of the house.

Septic System

The septic system was installed in July 2001 and includes two 1,500-gallon tanks, one located north of the house and the other east of the office. The leach field for both tanks is beneath the pasture located north of the office.

LP Tank

The LP tank is rented.

Comments

This well-maintained dairy facility sits on 40 acres southeast of Central City. It is ideally configured and could be easily converted into a cattle finishing operation. This is a rare opportunity to step into the cattle business with quality facilities and an attractive home.

Front of Home



Rear of Home and Basement Walk-Out



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Sun Room/Dining Room



Living Room



Kitchen



Primary Bathroom



Southeast Corner of Building Site Looking Northwest



Northeast Side Looking South



Office/Milking Parlor



Tank and Covered Feed Storage



Cattle Barn



Cattle Barn

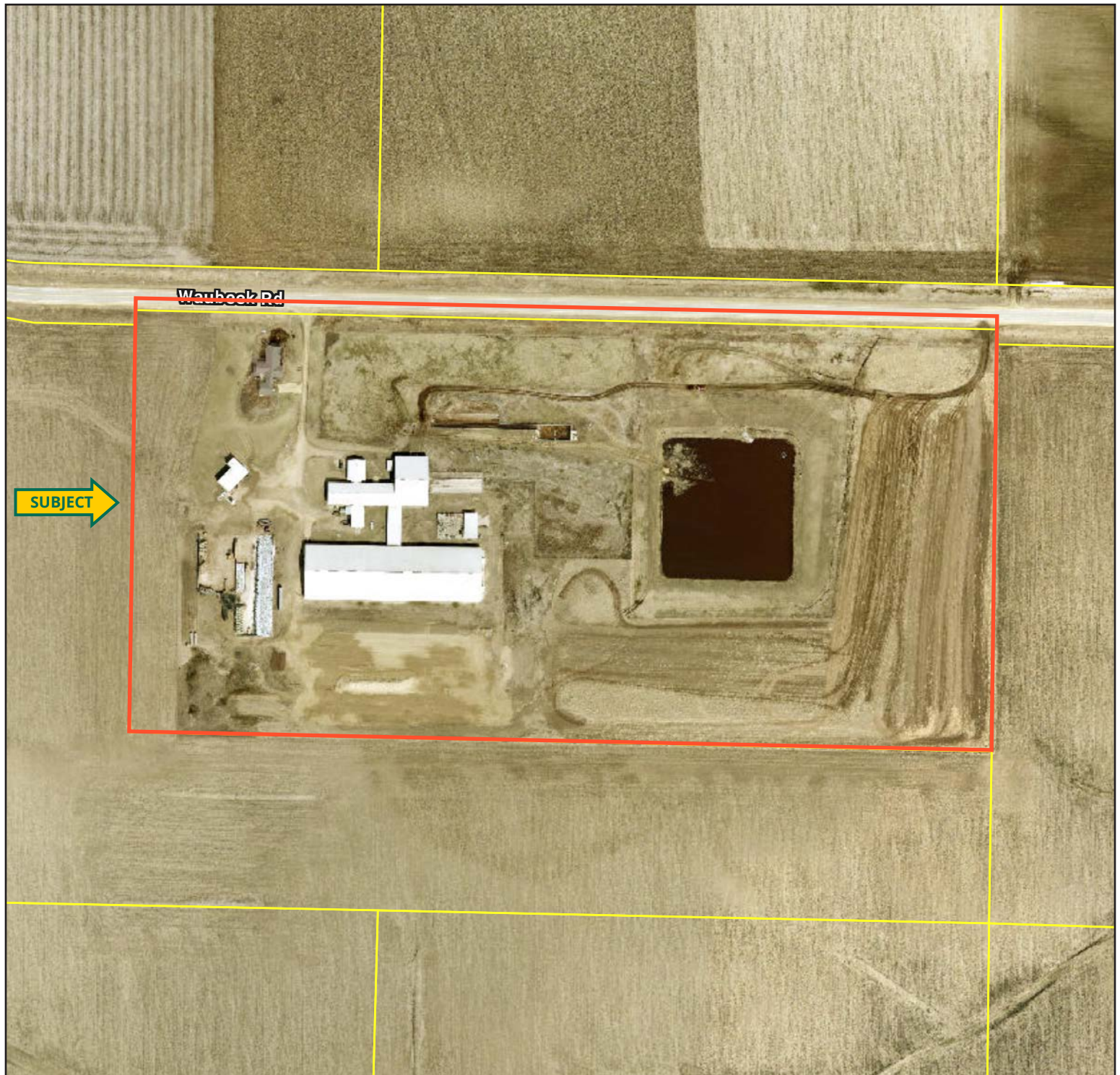


Southwest Corner Looking Northeast

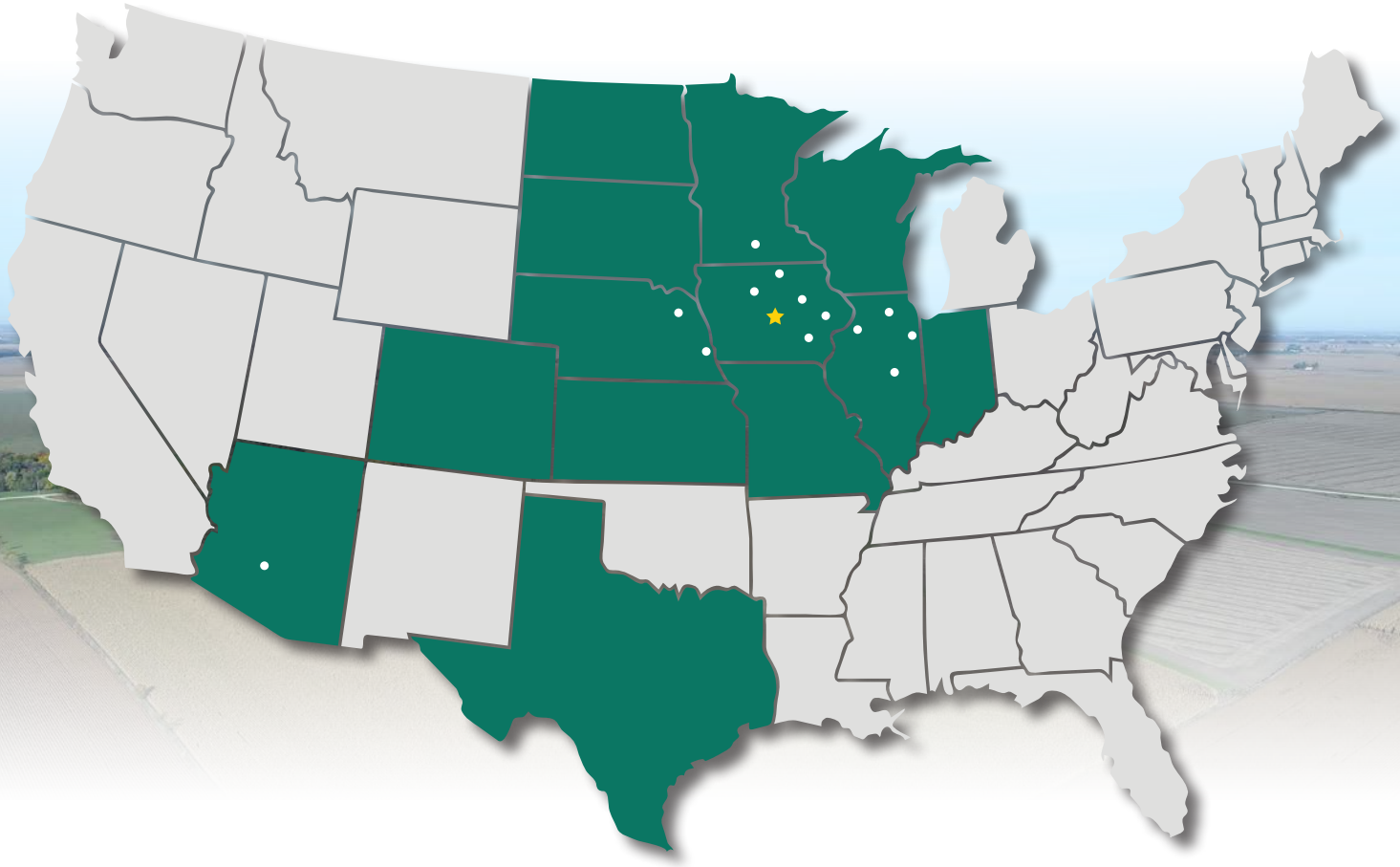


Northeast Corner Looking Southwest





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