

An opportunity to purchase a
piece of Nebraska cattle
feeding history

FOR SALE

**Property Owner: Louis Dinklage, LLC -
LDI East Feedlot**

**Legal Description: 257.12 acres in Section 21, Township 23
North, Range 5 East of the 6th P.M., Cuming County, Nebraska**

**Property is improved with a 15,000 head permitted cattle
feeding operation**

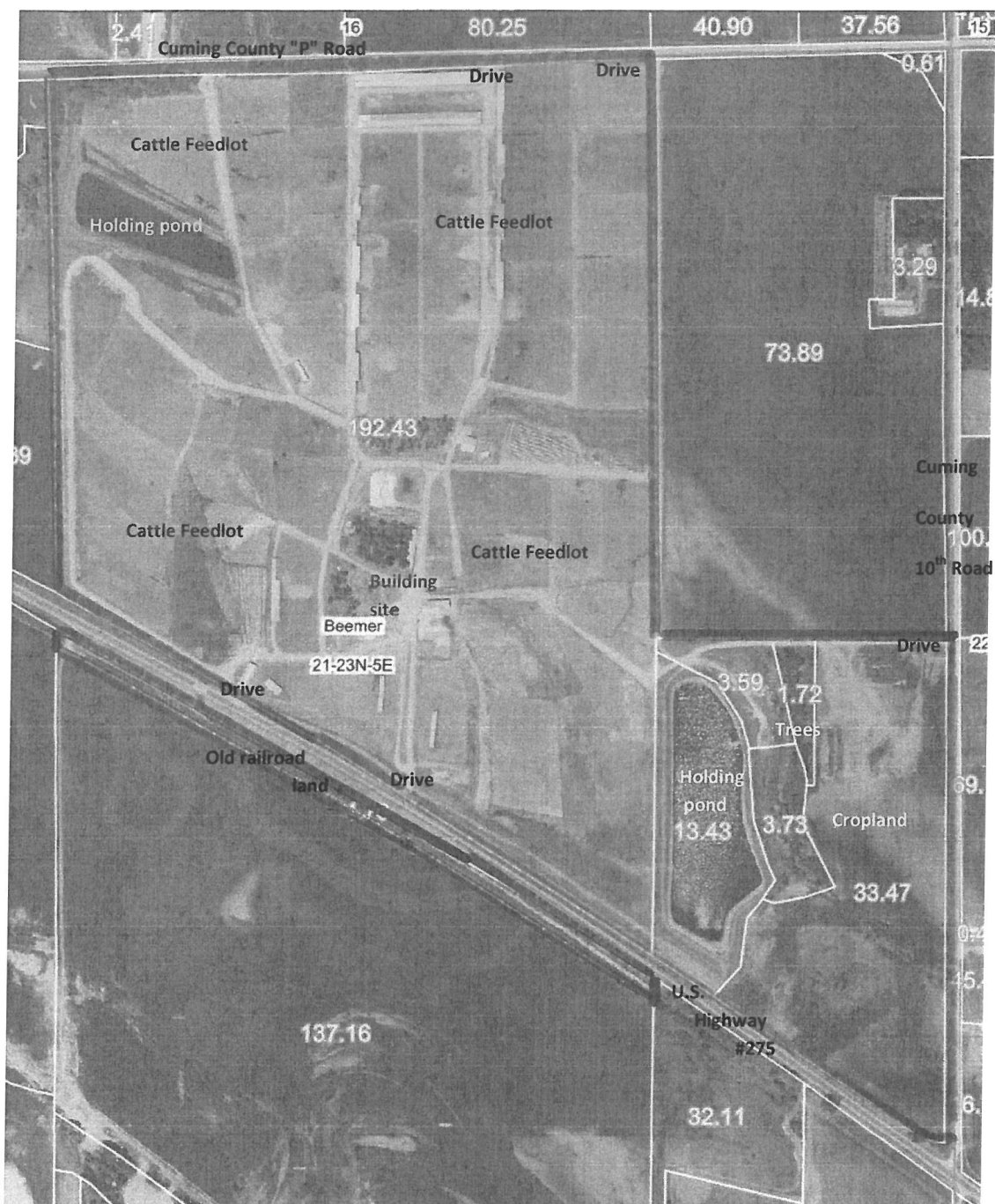
Asking Price is \$2,500,000.00

Located at 958 Highway #275, Wisner

Midwest Land Company

Dave Ewing, Broker, 402-375-9086

**For showing contact Jerry Lewis, Listing agent,
402-380-8323**



Land Use	Acres in Class
Cropland – Class I and II soil types	7.42
Cropland – Class IV soil types	27.58
Cattle Feedlot and Building Site	205.86
Roads and Waste	16.26
TOTAL ACRES	257.12

Cattle feeding pens

59 total pens with 13,500 lineal feet of bunk space with gravel feed alleys

- 2 pens have in lot bunks for feeding

- 16 foot concrete apron behind bunks

- metal and cable neck rails for fence line bunks

- wood post with metal and barbed wire fencing

- water tank in pens

Confinement barns: Two confinement barns

- North barn is 52 feet by 561 feet with 7 pens

- South barn is 52 feet by 561 feet with 9 pens

- concrete fence line bunks with 16 foot wide gravel feed alley

- concrete slatted pen area over a pit for holding livestock waste

Feed storage and processing

Concrete bunker silo: 128 feet by 170 feet with 12 foot walls on west and south sides

Concrete pad: 120 feet by 48 feet on north side of bunker

Commodity shed: 36 feet by 72 feet by 20 feet in height with 4 bays

- Batch box for loading feed trucks

- Two tanks for liquid feed storage

- Micro ingredient shed

- Dirt bunker silo for holding rolled corn with dump pit

Cattle processing/shipping/receiving

Processing shed: 60 feet by 60 feet = 3,600 square feet Built in 1997.

- metal handling chute and metal loading chute

- hydraulic squeeze chute

- vet room

- holding pens with fence line bunks and water tanks

Shipping/receiving area has 2 loading chutes with concrete bases and wood fencing. Holding area by the

- chutes has wood and metal fencing. A covered area houses a hydraulic squeeze chute. Six

- holding pens are located between the shipping/receiving area and the processing barn.

Horse barn with stalls and outside pen

General Improvements

3 wells for providing water

Bunk House: 1,712 square feet

Office: 800 square feet

Quonset: 60 feet by 120 feet = 7,200 square feet

Built in 1970

Insulated and heated

Open front machine shed

Livestock Waste Control/Permit



National Pollutant Discharge Elimination System (NPDES) permit is valid through March 31, 2022.

Two holding ponds. Debris basins for collecting runoff from pens. Lift station for pumping waste into the east holding pond.

5 quality control monitoring wells.

Underground pipe from holding pond to fields owned by Louis Dinklage, LLC

Other Information

2021 Assessed value - \$1,569,525

2021 Real estate taxes - \$14,869.12

Property is leased through December 31, 2022.

Underground pipe from the holding ponds runs to an adjoining farm owned by Louis Dinklage, LLC. Farmland is leased by a local farmer. Pipe extends to other ground owned by this farmer.

Buyer may get the opportunity to match bid on leasing the adjoining cropland.