

# FOR SALE

## MODERN CATTLE FEEDING OPERATION

10.68+/- ACRES | 450 W, PONETO, IN

**MAKE SURE TO CHECK OUT THIS EXCEPTIONAL OPPORTUNITY! AVAILABLE IMMEDIATELY -**

This well-maintained cattle feeding facility is move-in ready and offers everything needed for efficient operations. The property features feeding and housing facilities for up to 770 head, a four-bay covered commodity building, an expansive 3-bay feed storage bunker, a covered vet/hospital pen, and a large covered manure storage building.

For a buyer's information packet or to schedule a property inspection, contact Rusty Harmeyer or Jason Johnloz.



Rusty Harmeyer  
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VIEW ADDITIONAL  
PROPERTY **INFO**  
AND **PHOTOS!**



**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT



**SELLER:** BLUE RIVER BEEF LLC,  
**HLS#RH-13141 (25)**  
**800.424.2324 | halderman.com**



Most buildings were constructed in 2009, with the newest addition completed in 2019. The facility is permitted for 770 head and includes two barns, each with four pens accommodating 80-90 head of 750-pound cattle. The water system is thoughtfully equipped with an induction system, allowing for medicated water delivery to each of the eight pens. With two wells, both capable of providing water for the entire operation, you'll have reliable backup options.

Located in the heart of the Eastern Corn Belt, this property is surrounded by abundant, competitively priced feedstuffs and benefits from a strong agricultural community. This is a highly

efficient and functional cattle operation with strong income potential.

Multiple offers are anticipated. Please submit your highest and best offer to the listing broker by September 19, 2025, at 3:00 p.m.; no offers will be considered prior to this date. On the afternoon of the 19th, the three top offers will be contacted by phone to confirm their final terms. Sellers will make their decision by 3:00 p.m. on September 20th, with the successful buyer contacted to complete the purchase agreement. A minimum earnest money deposit of \$10,000 is required within 24 hours of a fully executed offer-to-purchase agreement.



**SUBMIT OFFERS BY:**  
**SEPTEMBER 19 | 3:00 PM ET**

**FEATURES:** 10.68+/- Acres  
770 Head Capacity | (2) Livestock Barns  
Hospital/Vet Building | Commodity Storage  
Feedstuff Bunker | Covered Manure Storage

#### PROPERTY LOCATION

Along 450 W near SR 218 in Liberty Township, Wells County.

<b>TOPOGRAPHY</b>	<b>PROPERTY TYPE</b>
Level	Livestock

<b>ZONING</b>	<b>ANNUAL TAXES</b>
A-1 Agricultural	\$4,207.52

<b>UTILITIES</b>	<b>DITCH ASSESSMENT</b>
Well, Electric	\$90.74



Additional information including photos and a drone flight are available at [halderman.com](http://halderman.com).