



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 720 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 720 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.



LISTING PRICE: \$635,000

FEATURES: 10.68+/- Acres

720 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.

TOPOGRAPHY

Level

PROPERTY TYPE

Livestock

ZONING

A-1 Agricultural

ANNUAL TAXES

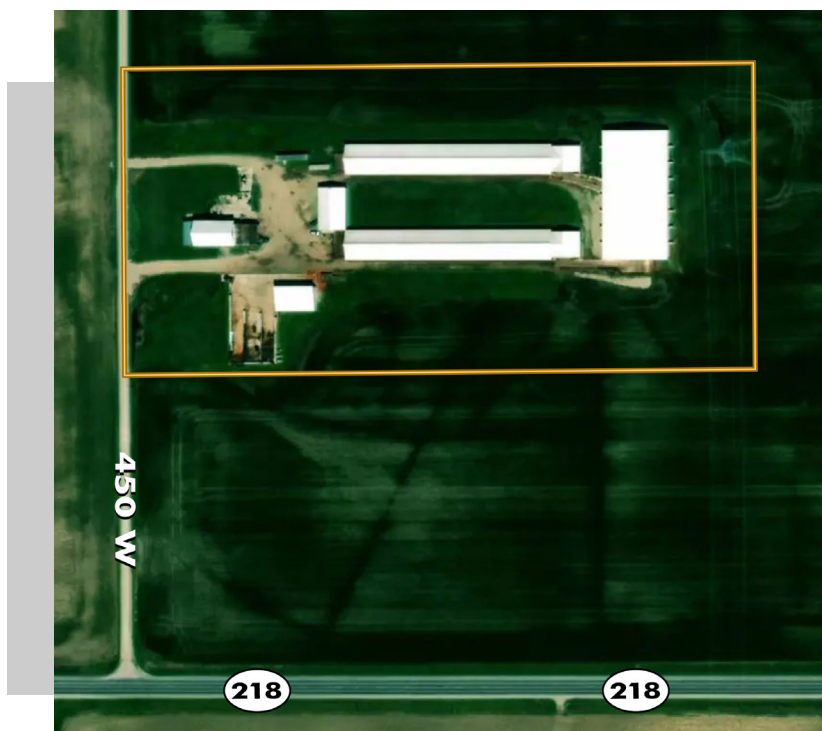
\$4,207.52

UTILITIES

Well, Electric

DITCH ASSESSMENT

\$90.74



Additional information including photos and a drone flight are available at halderman.com.