

Highly Improved 327 Acre Farm

Set Up for Intensive Grazing



- 2BR-2BA (2006) Mobile Home (Concrete Footing)
- 45x70 Shop Building with 12x70 Covered Equipment Storage Area

Built 2008
Metal Sided / Wood Frame Facility
4" Poured Concrete Reinforce Floor
Insulated Roof
14' Sidewalls (wrapped)
4 OH Doors

- (2) 12x12 with Auto Openers
- (1) 16x12 with Chain Hoist
- (1) 10x10

Plumbed with Septic
Wood Stove Heat
(8) 300 Watt Halogen Lamps

100 Amp Box
18x15 Finished Office (Insulated Walls/Ceiling)
Air/Heat

15x27 Covered Carport with Poured Concrete Floor

- 40x104 Clear Span Barn (2009)

Metal Sided/Wood Frame/Set on Concrete Pylons.

16' Sidewalls
(2) 16x14 Slider Doors
10 Skylights

16x104 Covered Equipment Storage Area
Crowding Tub to Inside Crowding Alley (Concrete Floor)

Inside Squeeze Chute/Scale Combo
54x60 Outside Working Pens (Pipe Rail Fencing)

FF Hydrant nearby

- 2nd Lighted Working Pens (located near farm entrance)

Tru Test Scale
Powder River Head Gate
Pipe Rail Fencing with Crowding Tub
Power & Water
Concrete Slab Equipment Staging Area

- 270 +/- Ac Open (Mowable)

Fescue with clover mix
(24) Fenced Pastures (Electric and Cattle Tight)
for Rotational Grazing for 100+/- Cows

12 Ac Alfalfa Field (Wil-Brand Grazer Brand Seed)

10 Ac Bottom Field Ideal for Row Crops

3 Springs

Stocked Lake

2 Miles +/- Piped Water to

13 Freeze Proof Facilities & 6 Auto-waterers



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