

Feedlot Property For Sale



This exceptional feedlot property offers the ideal location and resources to expand your current operation to the next level or to begin a new livestock operation!! This feedlot property is **52+/- acres** and is situated in **Osceola County, IA** in between Ashton, IA and Sibley, IA!

Address: 5123 210th St., Ashton, IA

Calling all cattlemen! This exceptional feedlot property offers the ideal location and resources to expand your livestock operation to the next level or to begin a new livestock operation! This feedlot property is situated in Osceola County, IA in between Ashton, IA and Sibley, IA! This cattle feedlot is known throughout Northwest Iowa as being a first class well maintained facility! If you are looking for a facility that is turn key ready then this site may be for you! This site has been engineered for drainage and features both open lots and Monoslope cattle barns! This site is situated on 52+/- acres which includes approx. 10+/- tillable acres! This site is located on two sides of a hard surface road with room for expansion of facilities and a NPDES Permit number (#7256367) permitting the facility for a total capacity of 2700 head! The facilities on the property are 2nd to none! This site is on both rural water and also has two wells which are in use and are the primary source of water currently! The buyer of this property will also receive the option to rent cropland which is in close proximity to this property! This site for outbuildings & outdoor features on the South side of the road features a 60 x 85ft Morton heated shop with in-floor heat and a heated office space, a 56 x 128 Morton cold storage machine shed, a 60 x 169 Morton cold storage machine shed, a 28 x 40 heated shop space, a 24 x 24 heated storage building, a 14 x 14 heated power washer building, a 20 x 30 storage garage, a 8 x 8 heated building which houses the well controls for the well on the South side of the road, a 140 x 290 concrete feed storage pad, a 30 x 70 concrete pad which houses the liquid protein tanks and an underground syrup storage tank, a 53 x 136 concrete bunker pad, and 4 grain bins with air floors which combined can store approx.. 156,000bu of grain!

The property on the North side of the road features the cattle facilities and highlights include a 100 x 400 Morton Monoslope bed pack cattle barn built new in 2012, a 100 x 300 Morton Monoslope bed pack cattle barn built new in 2012, a 72 x 248 building for bale storage built new in 2014, a 55 x 153 working facility building which includes a Titan West hydraulic chute with a double feed alley and working tub with a heated veterinary room adjacent to the chute, a 30 x 60 heated storage building, a 12 x 12 heated generator shed with a Kohler 125 diesel generator which can power the entire property, 6 outdoor cattle yards with several all concrete cattle yards, a 72 x 248 concrete pad for bale storage, a concrete outdoor cattle sorting and loadout area! This facility features 2,030+/- feet of fence-line feed bunk and over 205,000 square feet of outdoor concrete!

When you look to purchase a feedlot property there are several things to look for which this feedlot features including well maintained buildings, ample concrete, room for expansion, and opportunity for feed sources! If you are looking to purchase a cattle facility for your operation or are looking to relocate from your current operation to a different facility then be sure to take a look at this property!

Opportunities like this usually only come up once in a lifetime and you need to capitalize on those opportunities when they are presented! If you want to expand in the cattle world this facility offers an outstanding opportunity to do just that! Keith & Vicki have done an outstanding job with building this cattle feeding operation to the facility it is today! In life you are presented with decisions everyday, make the right decision by choosing to purchase this cattle feeding facility!



zomercompany.com
712-476-9443

Utilities Features:

Osceola County Rural Water

Osceola County Rural Elec

2 Wells

1 is located on the South side of the highway

Approx. 135ft Deep

1 is located on the North side of the highway

Approx. 120ft Deep

Items Included:

Washer & Dryer in office

Mini split in office

Meridian Bulk Bin

Attached fencing & gating

Cattle Chute & Working tub/alley

Titan West Loading Chute

Kohler Diesel Generator

1—1000 gallon propane tank (Owned)

Waterers

Well Equipment

Items Not Included:

2-500 gallon Propane Tank

Leased from Cooperative Energy

Power Washer

Loose gates and fencing

Air Compressor In Shop

Loose personal property items



zomercompany.com

712-476-9443



zomercompany.com
712-476-9443

- 1.** 56' x 128' Morton Machine Shed
Dirt Floor
23' x 14' Sliding Doors
New roof and Doors approx. 5 years ago
- 2.** 60' x 169' Morton Machine Shed Built in 2010
Dirt Floor
29' x 17.5' Sliding Door, doors on both ends
New roof approx. 5 years ago
- 3.** 140' x 290' Concrete Feed Pad
- 4.** 60' x 85' Morton Machine Shed Built in 1994
20' Concrete Apron on East Side
20' x 16ft Overhead Door on South Side
30' x 16' Overhead Door on East Side
Concrete Floor
Main Shop is heated with In Floor Heat & also is air conditioned
Single Phase in Building
14' x 30' Office/Break Area
Laundry
Lunchroom
Bathroom
Loft Area above Office
Heat/Air—Mini Split- (For Office/Break Area Only)
- 5.** 28' x 40' Storage Shed
Concrete Floor
Heated & Insulated
Propane Heater
16' x 10.5' Sliding Doors
Vinyl Siding
- 6.** 100' x 400' Mono Slope Morton Cattle Building – Built In 2012
25' x 400' Concrete Feed/Sort Alley on South Side
11' x 400' Feed Alley Inside with 14' Tall Door
400' Bunk on North Side in Building
340' Bunk on South Side of Building
4 Separate Pens
200 per pen
2 Waterers per pen
- 7.** 100' x 300' Monoslope Morton Cattle Building Built In 2012
25' x 300' Feed/Sort Alley on South Side
11' x 300' Wide Inside Feed Alley
14' Tall Door
300' Bunk on North Side in Building
240' Bunk on South Side of Building
3 Pens
200 Head per pen
2 Fountains per pen
- 8.** 72' x 248' Bale Storage Building Built In 2014
18' x 36' Sliding Door on West Side
16' x 24' Sliding Door on South Side
Dirt Floor
- 9.** 55' x 153' Working Facility Building
Titan West Hyd Chute
Double Feed Alley with Working Tub
Heated Veterinary room adjacent to chute
- 10.** 30' x 60' Storage Building
Heated & Insulated – LB White Heater
8' x 8' Overhead Door
Well Controls/Pressure Tank
- 11.** 12' x 12' Generator Shed
5' x 8' Overhead Door
Insulated & Heated
Kohler 125 Diesel Generator
Approx. 231 Hours at time of listing
- 12.** 53' x 136' Concrete Bunker Floor
- 13.** 36' - 24,000 Bu Grain Bin
Air Floor
- 14.** 24' x 24' Garage
8' x 18' Overhead Door
Steel Roof & Siding
Heated & Insulated
LB White Heater
Floor Drain
- 15.** 30' x 70' Concrete Pad
(3) 2500 Gallon Liquid Tanks
24' x 24' x 8' Underground Syrup Storage Tank
- 16A.** 14' x 14' Heated Building
- 16.** 20' x 30' Garage
7' x 16' Overhead Door
Concrete Floor
Brick Building
Steel Roof
- 17.** 36' - 24,000 Bu Grain Bin
Air Floor
- 18.** 48' – 48,000Bu Bin
Air Floor
- 19.** 48' – 60,000 Bu Bin
Air Floor
- 20.** 50' x 400' Concrete Pad for Bale Storage
- 21.** 36' x 125' x 125' Concrete Turnaround Area
- 22.** 24' Concrete Turnaround Area
- 23.** 25' x 300' Outside Concrete Alley
- 24.** 60' x 135' Concrete Area
Manure Stock Pile Storage/Water Containment
- 25.** Cement Cattle Yard
Also part of Water Containment Area
100' Fenceline Bunk
- 26.** 131' x 135' All Concrete Yard
120' Fenceline Bunk
Concrete Bunk in Yard
50' H Bunk
2 Fountains
- 27.** 120' x 100' All Concrete Yard
110' Fenceline Bunk
1 Fountain
- 28.** 100' x 100' Cattle Yard
70' Fenceline Bunk on West Side
75' Fenceline Bunk on South Side
25' Concrete Apron on South Side
25' Concrete Apron on North Side
40' Concrete Apron on West Side
40' Concrete Apron on East Side
- 29.** 225' x 530' Cattle Yard
275' Fenceline Bunk
25' x 225' Concrete Apron on West Side
100' H Bunk in Yard
- 30.** 30' x 300' Concrete Apron
- 31.** 45' x 230' Concrete Apron
- 32.** Approx 75' x 100' Sort Yards
Dirt & Concrete
- 33.** Concrete Area For Cattle Yard & Manure Runoff & Containment
60ft wide on South Side
275ft long on East Side
125ft long on North Side
- 34.** 8ft x 8ft heated and insulated well building
Heated & Insulated
- 35.** Approx. 180 x 220 predominantly all concrete cattle yard and sorting pens and loadout area
- Titan West Load Out Chute
-Sorting Yards

**IOWA DEPARTMENT OF NATURAL RESOURCES
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT**

OWNER NAME & ADDRESS

Keith Zylstra
5123 210th Street
Ashton, Iowa 51232

FACILITY NAME & ADDRESS

Zylstra Feedlot
5123 210th Street, Ashton, Iowa 51232

SW¼ and NW¼ of Section 35, T99N, R42W, West
Holman Township, Osceola County, Iowa

IOWA NPDES PERMIT NUMBER: **7256367**

EPA NUMBER: **IA0083984**

DATE OF ISSUANCE: August 1, 2022

DATE OF EXPIRATION: July 31, 2027

YOU ARE REQUIRED TO FILE FOR RENEWAL OF THIS PERMIT BY: February 1, 2027

The designated stream is: unnamed creek which is designated as Presumed Class "A1, B(WW-1)".

Identity of the facility is: The existing Alternative Technology (AT) system managed and monitored by the permittee and/or his engineer consists of three solid settling basins (SSB) and five vegetative treatment areas (VTA). SSB #1 is inside the east feedlot boundary serving the VTA channels 3 & 4 which have a total surface area of 3.27 acres. SSB #2 is serving the VTA channels 1 & 2 which have a total surface area of 1.96 acres. SSB #3, located between the confinement barns, is serving the VTA channel 5 which has a total surface area of 2.72 acres. The system serves a maximum 1,300 head of beef cattle on a 6.8-acre open feedlot. The facility also includes two deep-bedded confinement barns, a 100-foot x 300-foot and a 100-foot x 400-foot, with a maximum animal capacity of 1,400 head of beef cattle. The total maximum animal capacity for open lot and confinement is 2,700 head of beef cattle.

This is an AT NPDES permit issued pursuant to the authority of section 402(b) of the Clean Water Act (33 U.S.C 1342(b)), Iowa Code section 455B.174, 567 Iowa Administrative Code (IAC) 62.4(12), 65.2, 65.5, 65.6, 65.101, 65.102, 65.103, 65.104, 65.112, and the Federal CAFO 40 Code of Federal Regulations (CFR) 40 CFR 122.21, 122.23, 122.41, 122.42, and 40 CFR Part 412.

Because this is an AT System, it is allowed to discharge. If a discharge occurs, the permittee is required to seek technical services of a P.E. licensed in the State of Iowa or a certified AT modeler to perform required annual discharge modeling and, if required, modify the existing installed AT system to improve efficiency in order to meet required discharge performance. AT systems must provide equivalent performance to that achieved by a properly designed and operated 25-year, 24-hour runoff control system based on Environmental Protection Agency's (EPA) revised CAFO regulations from December 22, 2008. In accordance to Iowa Administrative Code (IAC) 567-65.110(1) "a" & "b" adequate capacity must be provided within the AT system and/or within the solids settling facility to contain expected open feedlot effluent during the winter time "non-growing season from November 1 through March 31," or to hold the 25-year, 24-hour precipitation event, whichever is greater. Controls on the entire AT system shall prevent release of collected open feedlot effluent to waters of the United States during the winter time.

The minimum level of manure, open feedlot effluent, settled open feedlot effluent, settleable solids, and process wastewater control for your operation shall be the removal of settleable solids, maintenance and management of an existing alternative treatment system which must provide equivalent performance to that achieved by a properly designed and operated 25-year, 24-hour runoff control system.

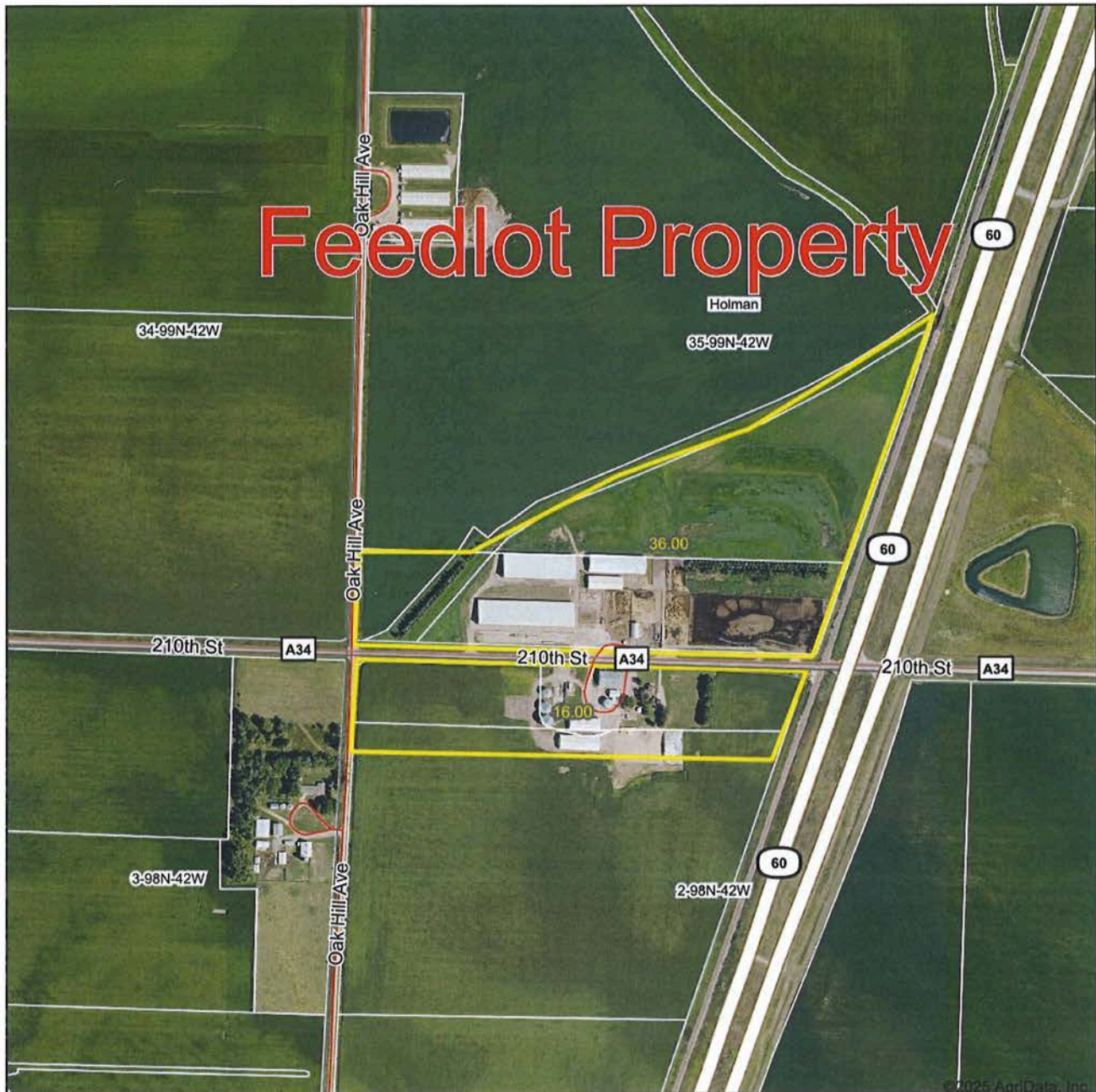
Generated manure must be land applied according to your department approved manure management plan (MMP) and/or nutrient management plan (NMP). In addition, you must comply with the effluent limitations, monitoring requirements, and other adequate control measures and terms set forth in this permit to ensure that water quality standards are met.

You may appeal any condition of this permit by filing with the director of this department within 60 days of your receipt of this permit a written notice of appeal pursuant to 561 IAC 7.5(1).



zomercompany.com
712-476-9443

Aerial Map



Boundary Center: 43° 20' 49.82, -95° 46' 37.56

0ft 654ft 1308ft



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

35-99N-42W
Osceola County
Iowa



4/9/2025



zomercompany.com
712-476-9443

ZOMER COMPANY

REALTY & AUCTION

YOUR FARMLAND & EQUIPMENT SPECIALISTS

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

712-476-9443

zomercompany.com



ZOMER COMPANY
REALTY & AUCTION

**1414 Main St.
Rock Valley, IA
51247**